

## **Land Use Study of Transferred State Property in the Vicinity of Maromas**

### **Part II**

#### **1) Introduction**

This report and the previous report provide the background information to allow a formal land use plan to be developed. Part I of this land use study was made available in September of 2006 with an informational hearing held in November of 2006. From that informational hearing a number of additional items for investigation and review were made apparent. This report seeks to provide information and answers to these areas of examination. The final section of this report provides a hypothetical timeline for the creation and adoption of a future land use plan.

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## **2) General History of the Area**

Maromas (the original Indian name Regowset) is a district in the Town of Middletown. Maromas is situated in the southeastern section of Middletown on the western bank of Connecticut River. Historically, the boundaries of Maromas are not clearly defined. Today the north border is considered to be the Connecticut River and the town of Portland; the eastern border is the Connecticut River and East Hampton; to the south Maromas borders to the Town of Haddam, and the western border is the Route 9 highway.

Maromas is an area of hills, valleys and ridges. The highest point is Bear Hill (650 ft), which is sometimes spelled as "Bare" because of its steep slopes and numerous areas of exposed bedrock. Among other high hills there are Bible Rock (626 ft) and White Hill (500 ft). The Ice Age left a lot of stones and rocks in the area, which make these parcels in Maromas difficult for agriculture and farming. The area that borders to the Connecticut River is a valley with swamp grasses and other marsh vegetation. In general, Maromas has a great variety of trees (maples, oaks, black, yellow and gray birch, locust, basswood, buttonwood, mulberry etc.) The area is inhabited by animals, such as muskrat, skunk, deer, fox, raccoon, rabbit, woodchuck, gray and red squirrels. These animals and also fish in the Connecticut River served as sustenance for the first settlers of Maromas.

The original inhabitants of the area were Indians, which is proven by the fact that many arrows were found. In the beginning of the 17<sup>th</sup> century the first white settlers came to Maromas. At first the development of land was irregular and not intensive. However, in 1741 (or possibly even in 1696) the first house was constructed and by 1722 the first farm was present in Maromas. During the 18<sup>th</sup> century the settlers who were of foreign origin (Bohemian, German, Polish, Swedish and Yankee) were exploiting the land and turned Maromas into agricultural district.

During the first half of the 19<sup>th</sup> century, however, agriculture seemed to have all but died. New industries (connected with transportation) appeared. Between 1859 and 1874 Connecticut Valley Railroad was built and became the most efficient route to Middletown. In July 1880 the road was reorganized under the name of the Hartford and Connecticut Valley Railroad and was later acquired by the N.Y., N.H.&H.R.R.Co.

However, in the 20<sup>th</sup> century it saw reduction in rail service. At the same time some industries were developed in Maromas. In 1959 and 1960 Feldspar Corporation purchased land in the Maromas section for the purpose of mining feldspar. The purchased property located along the River Road, was mined between 1959 and the early 1990s.

Currently, Pratt & Whitney Aircraft and the NRG Power Plant continue to operate industrial uses in Maromas. These facilities are very important to Middletown in that they are the 2<sup>nd</sup> and 3<sup>rd</sup> largest tax payers, respectively. Also Pratt and Whitney is the 2<sup>nd</sup> largest employer.

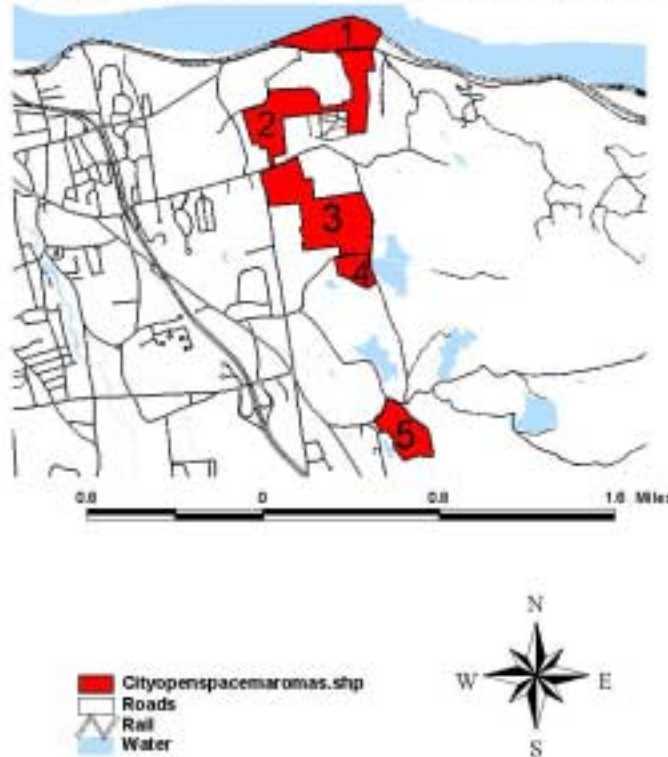
At the present time the northern section of the interior uplands remains undeveloped and no existing farms operate today. Among other peculiarities of Maromas it is possible to find abandoned mill sites at dammed sections on streams. Connecticut Valley Hospital operates a number of reservoirs in the area. There are also many stone walls left in Maromas from its earlier farms.

### 3) Known History of the Properties

The Connecticut Valley Hospital (CVH) acquired all five properties between the years 1866 and 1949. All properties have had a connection to farming and agricultural use. However, Parcel 1 has a past that is distinctively different from the other properties.

Map 1- Transferred State Land

## Transferred State Land Recreational Open Space



Parcel 1 experienced intensive use early in Middletown's history as a Silver Lead Mine, run by the Mattabassett Silver Lead Mine Company, owned by a partnership from Philadelphia. Most likely it was first mined in the 1700's with activity reaching its peak in the early 1800's. A transaction recorded in the City land records reveals a deal involving this property worth \$400,000 (1857). By 1899, the mine was no longer producing ore and the remaining partners of the property agreed to sell it to the General Hospital for the Insane of the State of Connecticut for \$1,800. The Connecticut Valley Hospital converted the property to a farm for its own use. The aerial photos found in the appendix of this report reveal that it still functioned as a farm in 1934. This property ceased to be a farm sometime after World War II, perhaps mirroring the abandonment and sale of the City of Middletown's Town Farm, located just to the west of this property. In the late 1800's, the Connecticut Valley Railroad purchased a strip of land along the river for train traffic. The New York, New Haven and Hartford Railroad later acquired the rail line

From available records Parcel 2 shows a recorded transaction in 1860 when 65 acres were sold from a Charles Lawrence to Charles Williams for \$3,110. In 1866, the Hospital acquired 100+ acres in five different purchases from four different property owners with

contracts totaling \$21,915.27. Three of the property owners had the last name Tryon, possibly descendants of an original settler who acquired the land by grant in the 1600's. The Hospital purchased the final 30-acre piece of this area in 1899 for \$1. The 1934 aerial photo (appendix III) revealed that the western section of the property was heavily cultivated. Duck Hill seems to be clear-cut and the eastern half of the property is in the same condition as it is in today, open fields, possibly pasture land for grazing.

Parcel 3's earliest recorded transactions are found in the 1671 division of land surrounding Middletown. This parcel mostly likely was granted to either Sergeant William Ward or Mr. Gites Hamlin. The Hospital acquired the bulk of the properties in 1919 when it purchased 63 + acres, and previously purchased a smaller 10 acre section in 1899. This property was used primarily for farming. This is confirmed with the 1934 aerial photos with the corner near Bow Lane and Bartholomew Road having large cultivated fields. The entire eastern half of the property is clear-cut, possibly for pastureland.

Parcel 4 was also involved in the 1671 division of Maromas land and was granted to Mr. Samuel Stow. The first deed found in the land records shows that a William Harris sold 60 acres to Oliver Harris for \$1,940. An 1864 map of the area shows the house on the property as belonging to "D. Harris" The Hospital acquired the property in 1949 for \$15,000. The 1934 aerial photo shows the lot as open field.

Parcel 5 was likely granted to Mr. Thomas Wetmore in 1671, with the hospital acquiring the property for \$1 in 1916, with the right for the seller, Chauncey Brooks, to pass through the property for 99 years. This right would expire in 2015. The 1934 aerial photo shows the property in much the same condition it is in today, but the fields seem to be slightly larger.

#### **4) Current Land Use and Development Constraints**

The land transferred to the City is situated between heavily developed areas to the west and significant undeveloped lands to the east. As described above, development in the study area has always been limited to a farming and supporting structures and dwellings. Map 2 shows how the study area properties lie within this transitional corridor.

Historical uses can often be used to predict possible environmental contamination. The mining operation and the agricultural uses (herbicides and pesticides) could have caused minor levels of environmental contamination. Prior to any active use of these parcels a full environmental investigation should be undertaken.

Furthermore, characteristics of the land will place varying restrictions on its future use. Maps 3 through 6 highlight various natural characteristics that could present a challenge to future projects. Map 3 shows depth to bedrock, pink and red areas show areas that might require removal of the bedrock in order to build facilities or structures. Red and pink areas in Map 4 show potential areas to site public restrooms, if access to City sewer is not possible. Red areas in Map 5 show areas where the topography is greater than 15%. Finally, Map 6 shows red areas where the water table is less than six feet from the surface.

Map 2- Current Land Use (1996)

## **Current Land Use**

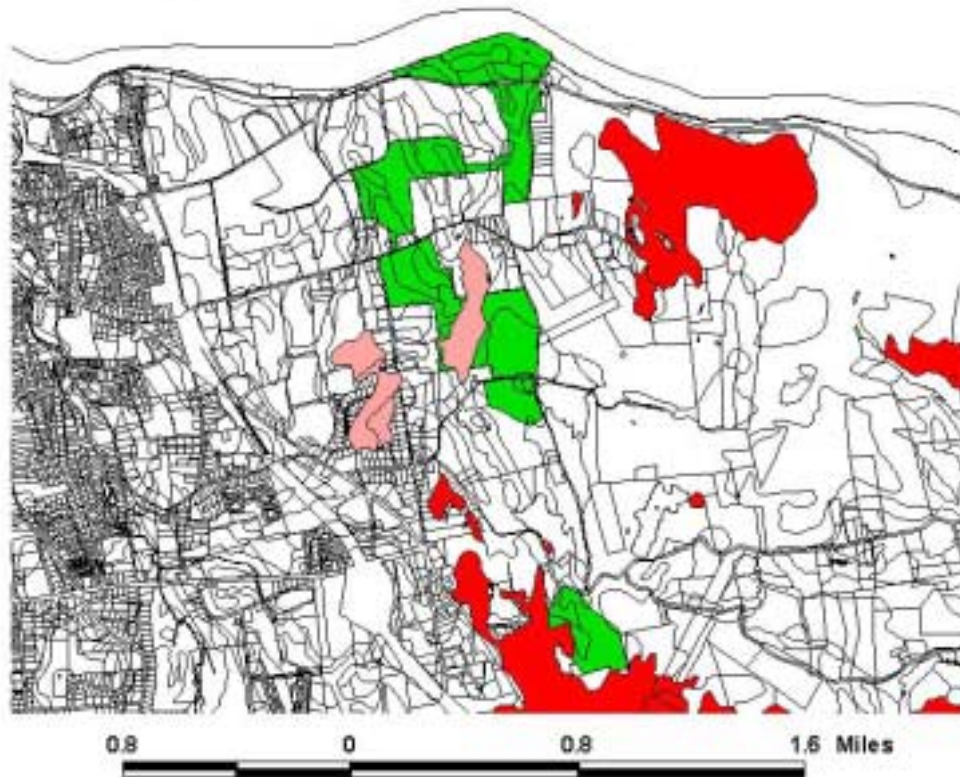


White Outline- Study Area Properties Boundary  
Green- Forest  
Red- Agriculture  
Yellow- Developed



Map 3- Depth to Bedrock

# Depth to Bedrock



Green- Study Area Properties

Pink- 20" to 40"

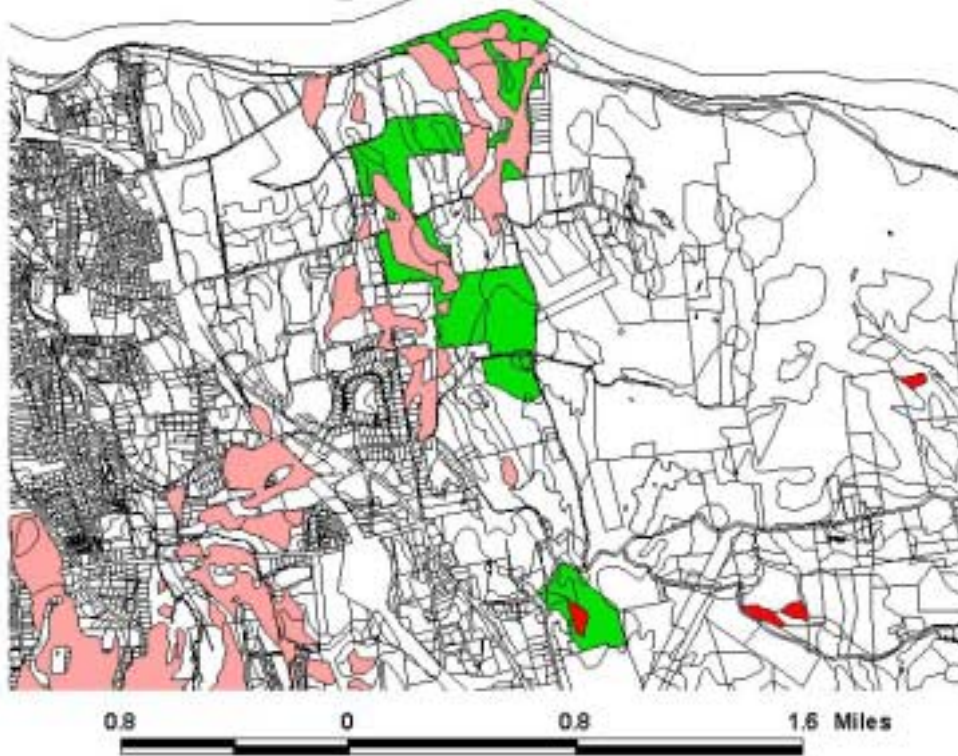
Red- 10" to 20"





Map 4- Septic Tank Absorption Fields

# Septic Tank Absorption Fields



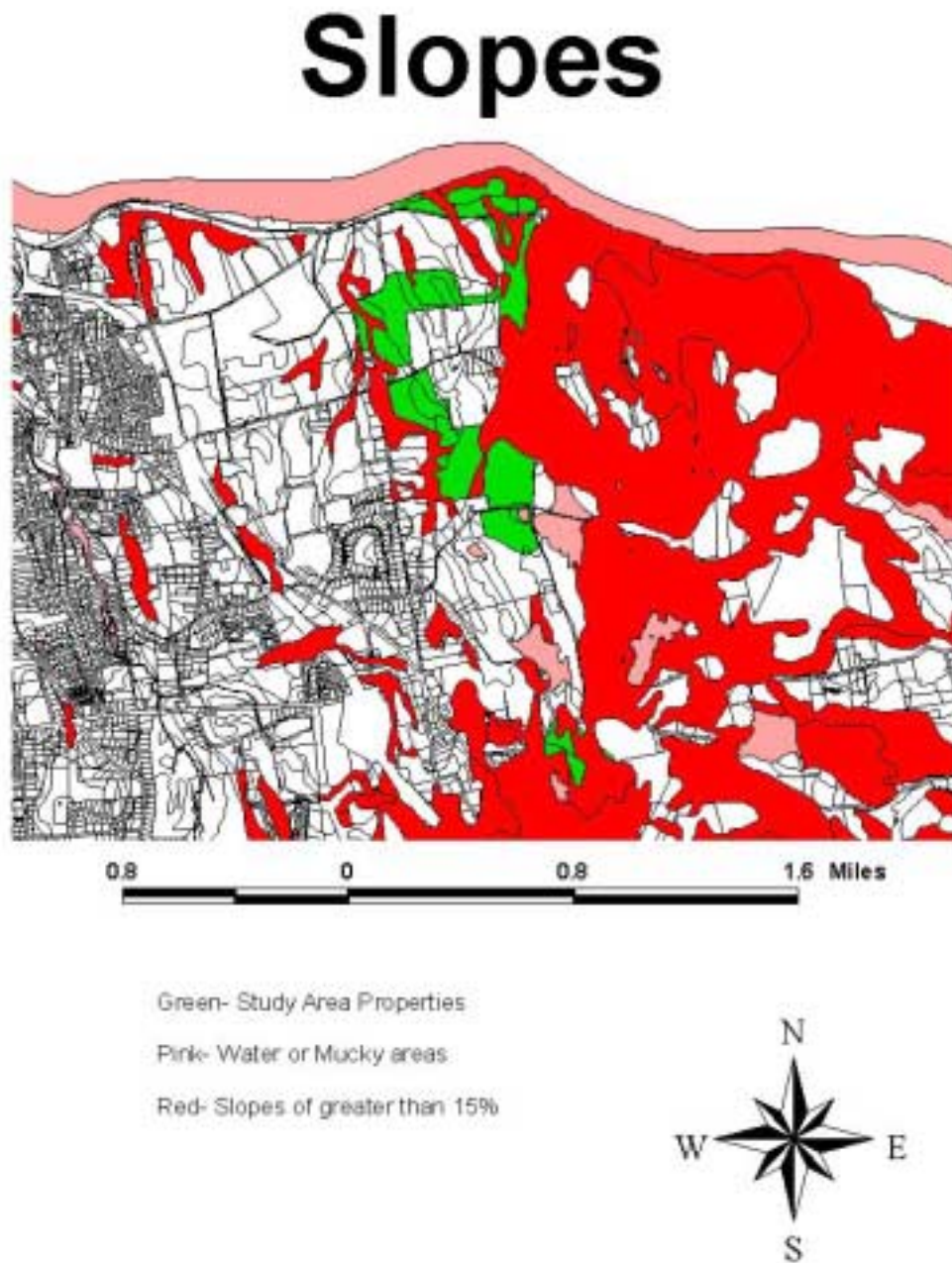
Green- Study Area Properties

Pink- High Potential for Septic Tank Field

Red- Very high Potential for Septic Tank Field



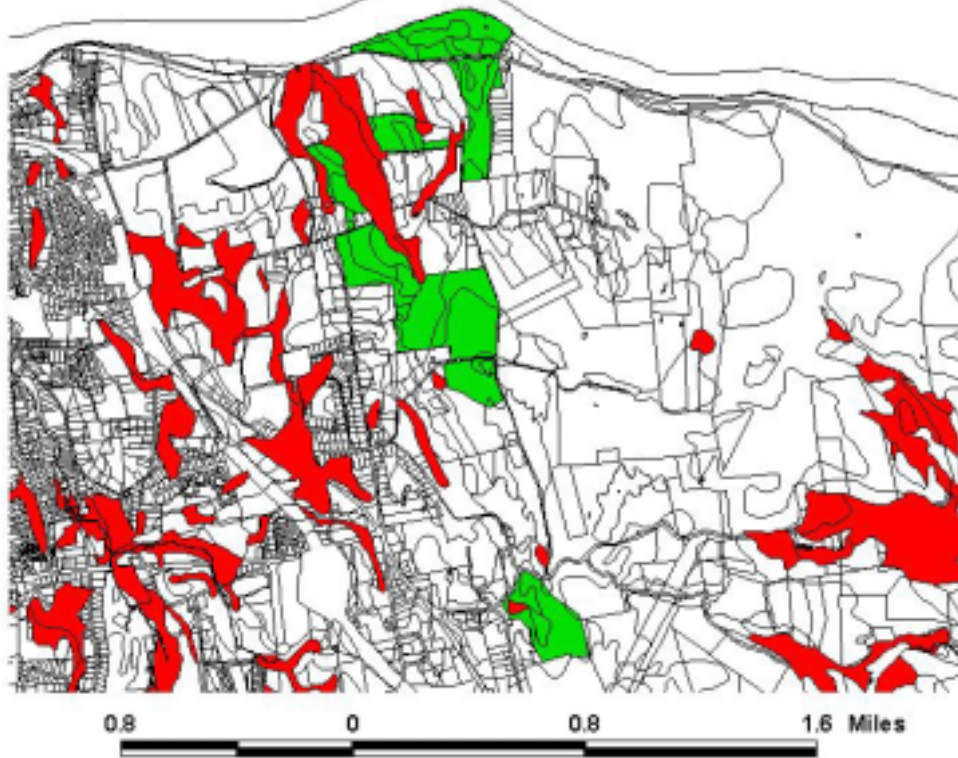
Map 5- Slopes





Map 6- Depth to Water Table

# Depth to Water Table



Green- Study Area Properties

Red- Areas where depth to water table is less than 6 feet



## **5) Agricultural Uses**

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As described in the "Known History of the Properties" section, agriculture has been the primary function of the parcels. The 1979 USDA inventory of important farmlands provides the capacity for evaluating land for agricultural value.

The U.S. Department of Agriculture (USDA) has developed criteria for making an inventory of important farmlands in the United States. The inventory for Middlesex County divides farmland in to three (3) categories: Prime Farmland, Additional Farmlands of Statewide Importance, and Other Land.

Prime Farmland is defined as land best suited for producing food, feed, forage, and fiber crops, and is also available for these uses. It may be idle now or used for crops, pasture, hay, or forest. It is not in urban use or under water. Prime farm land has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods.

Additional Farmland of Statewide Importance is farmland that is nearly prime farmland and that economically produces high yields of crops when treated and managed according to acceptable farming methods. These have steeper slopes or are wetter than prime farmland. Some may produce as high a yield as prime farmland if conditions are favorable.

Map 7 on the following page, shows the approximate locations and coding of farmland value in the study area.

Parcel 1 shows that this site is recognized as having Prime Farmland through out the property.

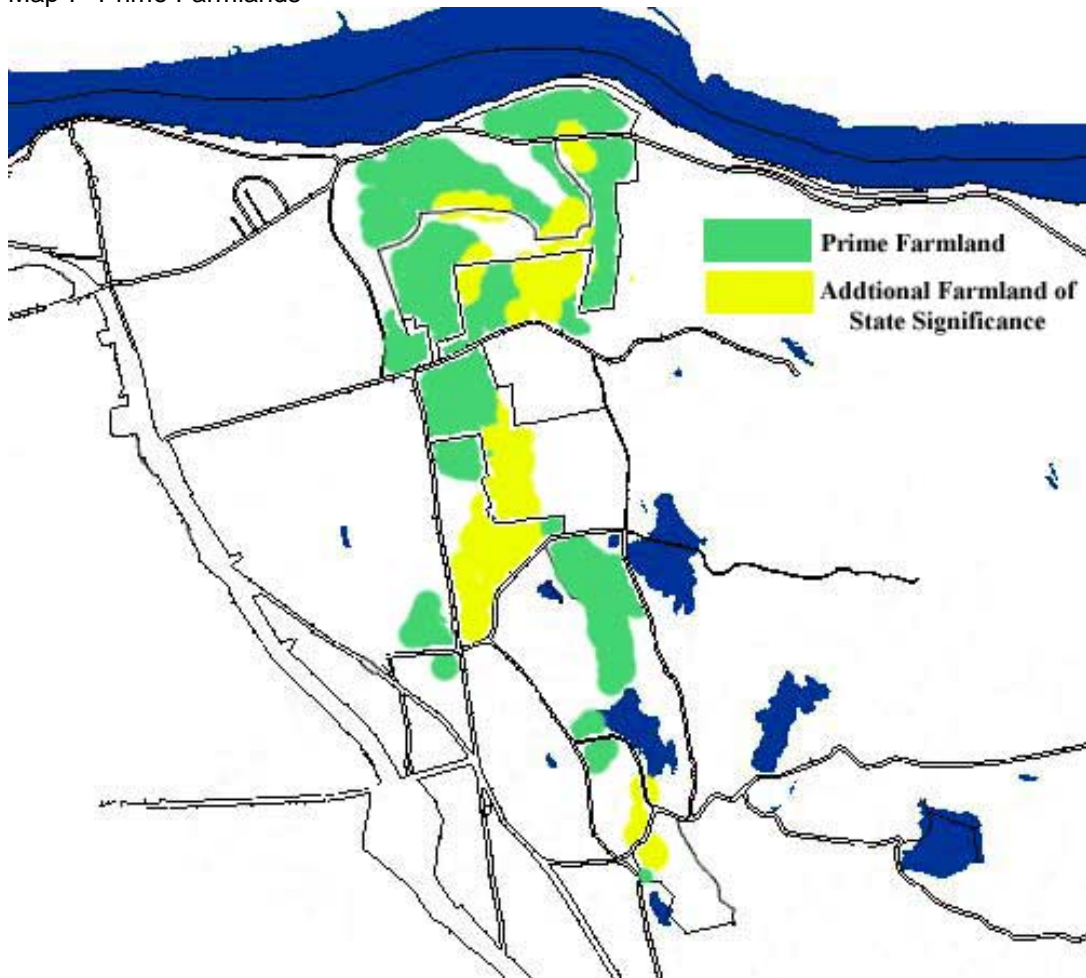
Parcel 2 shows that there are significant sections of Prime Farmland and Additional Farmlands of Statewide Importance.

Parcel 3 shows that the corner near Bow Lane and Bartholomew Road is considered Prime Farmland. A section lying directly to the east is recognized as Additional Farmlands of Statewide Importance. The southeastern half of the property is not categorized in any way.

Parcel 4 is almost entirely recognized as Prime Farmland.

Parcel 5 has a tiny section that is recognized as Additional Farmlands of Statewide Importance, located in the northwest corner of the property.

Map 7- Prime Farmlands



Derived from the Middlesex County Important Farmlands Map of 1979  
U.S. Department of Agriculture

## 6) Outdoor Recreational Facilities

Based on the first informational hearing, there appears to be a need in the city for outdoor recreational facilities ranging from athletic fields to open air amphitheaters. With these properties, there exists the potential to create such amenities. The following narrative, maps and tables are exploratory and informative and designed to begin a discussion about the possibilities that exist.

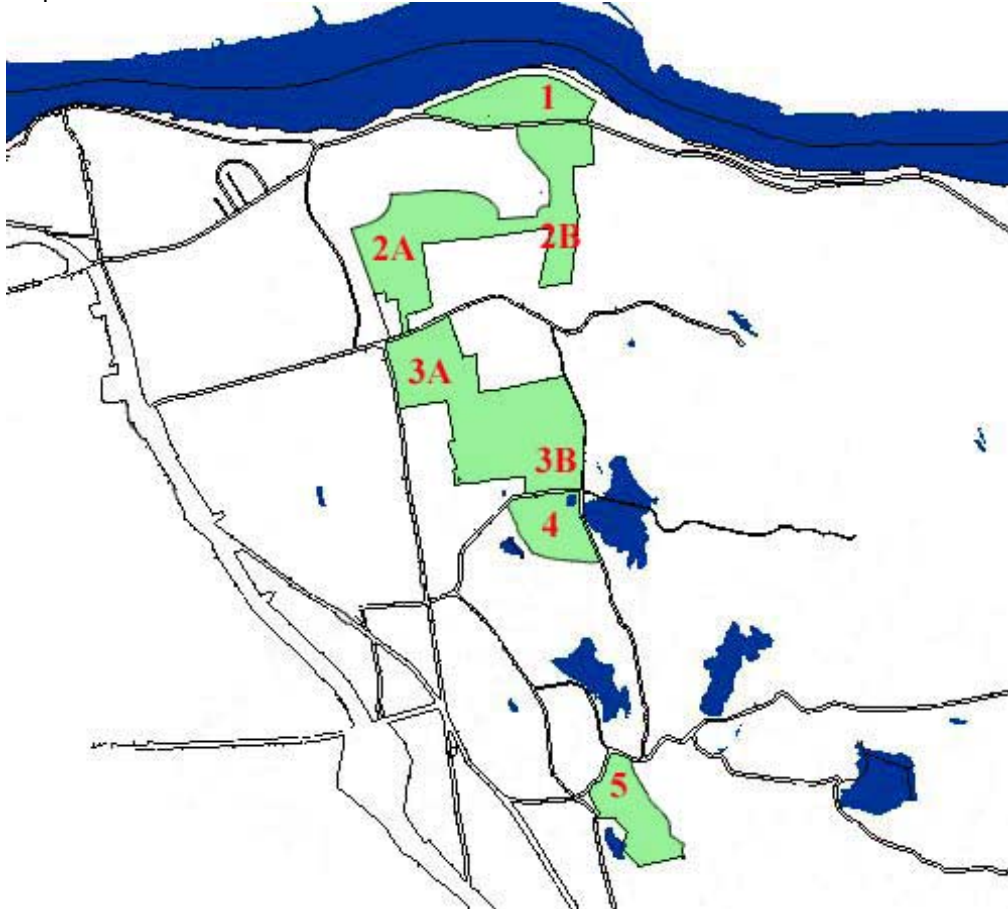
### Sports Fields

Various groups around the City are investigating possibilities about athletic fields. Below is a concise exploration of potential number and locations of fields in the study area. These sites were evaluated using topographical and wetland maps. The approximate dimensions of baseball fields and soccer fields, along with approximate parking needs are superimposed on the maps. Each area is graded poor, moderate to excellent potential. Table 1 summarized the results of this rough study. The conclusions of this study are general in nature and would need to be assessed by a design professional.

Table 1- Potential Athletic Fields

| Site              | # of Baseball Fields | # of Soccer Fields | Potential |
|-------------------|----------------------|--------------------|-----------|
| Parcel 1          | 0 - 1                | 0 - 1              | Poor      |
| Parcel 2 (site a) | 3 - 6                | 3 - 5              | Excellent |
| Parcel 2 (site b) | 1 - 2                | 1 - 2              | Poor      |
| Parcel 3 (site a) | 2 - 3                | 1 - 2              | Moderate  |
| Parcel 3 (site b) | 1 - 2                | 1 - 2              | Moderate  |
| Parcel 4          | 3 - 4                | 2 - 3              | Excellent |
| Parcel 5          | 0 - 1                | 0                  | Poor      |

Map 8- Athletic Field Locations



**Parcel 1- Poor potential**

Located on the eastern half of the property, with access from River Road, this site has numerous issues with steep slopes towards the river, as well as wetlands and floodplain constraints. However there might be a possibility for at least one baseball or soccer field with a 40 car surface parking lot.

**Map 9- Parcel 1, Baseball Field**



**Map 10- Parcel 1, Soccer Field**





**Parcel 2 (site a)- Excellent potential**

Located at the western section of the property can be accessed from Silvermine and River road. This site is very flat with possibly enough area for either 3 to 5 soccer fields or 3 to 6 baseball fields. There is also enough room to construct a 200 car surface parking lot. The eastern border of the site might have some water issues, but it is not designated as wetland, according to current wetland maps. The water is likely due to drainage pipe encroachment from Indian Hill Tree Farm. Selecting this site would require ending the lease with Millane's Nursery.

**Map 11- Parcel 2, Site A, Baseball Fields**



**Map 12- Parcel 2, Site A, Soccer Fields**



**Parcel 2 (site b)- Poor potential**

Located at the southeastern section of the property with access from River Road, this site is very flat, but long and narrow. Access to the site would require the construction of an improved road from River Road. There is possibility of 1 to 2 baseball fields or 1 to 2 soccer fields with an 80 car surface parking lot. Selecting this site would require ending the lease with Millane's Nursery.

**Map 13- Parcel 2, Site B, Baseball Fields**



**Map 14- Parcel 2, Site B, Soccer Fields**



**Parcel 3 (site a)- Moderate potential**

Located near the corner of Bow Lane and Bartholomew Road, this site has a slight slope, but could possibly be graded to yield 2 to 3 baseball fields or 1 to 2 soccer fields with parking for up to 160 cars.

Selecting this site would require ending the lease with Millane's Nursery.

**Map 15- Parcel 3, Site A, Baseball Fields**



**Map 16- Parcel 3, Site A, Soccer Fields**



Parcel 3 (site b)- Moderate potential

Located northwest of the intersection of Cedar Land and Reservoir Road, this site is very flat with the possibility of 1 –2 baseball fields or 1-2 soccer fields with parking for 80 cars. There is a small wetland located at the southeastern corner of the site. Selecting this site would require relocating the model air plane field, as well as ending the practice of haying the site by local farmers.

Map 17- Parcel 3, Site B, Baseball Fields



Map 18- Parcel 3, Site B, Soccer Fields





Parcel 4- Excellent potential

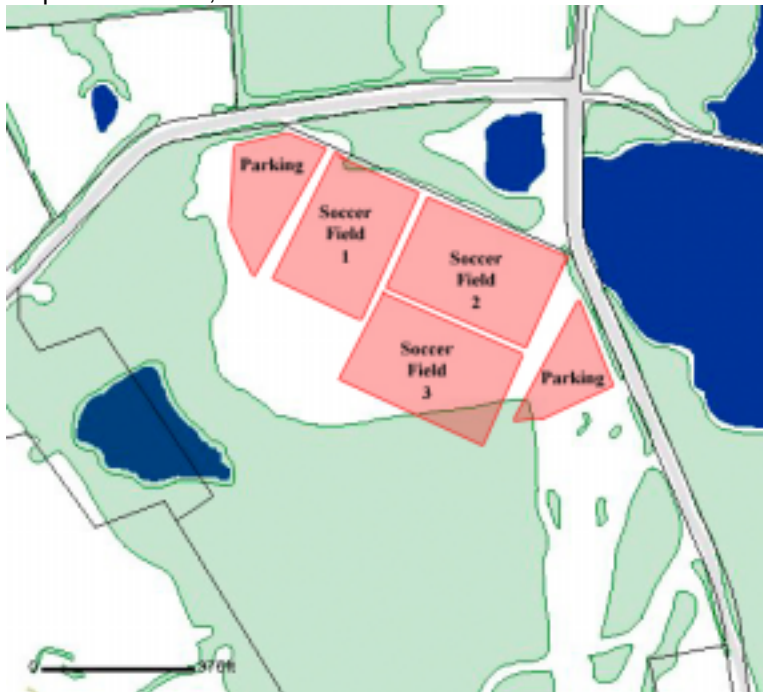
Selecting this site would require ending the lease with Millane's Nursery.

Located southwest of the intersection of Cedar Land and Reservoir Road, this site is very flat with the potential of 3 to 4 baseball fields or 2 to 3 soccer fields with parking for 120 cars.

Map 19- Parcel 4, Baseball Fields



Map 20- Parcel 4, Soccer Fields





#### Parcel 5- Poor potential

Located south of the intersection of Training Hill Road and Brooks Road, this site has significant grade changes. There is the potential for one small baseball field. It is unlikely that a soccer field could be situated at the site.

Map 21- Parcel 5, Baseball Fields



#### Athletic Field Conclusions

As summarized in table 1, two parcels have excellent potential for future sports fields. Due to economies of scale it makes little sense to propose a complex with less than four fields and associated parking. Middletown Youth Soccer is currently constructing eight (8) soccer fields and this will satisfy their needs well into the future. Middletown Little League has indicated that they are in need of a premier facility but a facility more centrally located in the city would seem more logical.

#### Outdoor Amphitheater

There are a number of bowl like areas or fields with gentle slope that allow for an outdoor amphitheater. An outdoor amphitheater could be used for plays, concerts and movies. Requirements for an outdoor amphitheater would, at minimum, need an all weather stage, electrical hook-ups and a parking lot (permanent or temporary grassy area) for 100 cars. Possible sites are noted on the following map.

#### Ice Skating Rink/Pond

Parcel 4, southwest of the Cedar Lane and Reservoir Road intersection, has a small pond that could be used as natural ice-skating rink.

#### Dog Park

Creating an off-leash dog park is feasible. Many other dog parks are either small ½ acres to 1 acre fenced in areas or large fields that allow dogs ample room to run. Both formats are possible. There are few requirements for a dog park. Two that are a necessity are trash cans for dog waste and parking for approximately 20 to 30 cars. Access to water is preferable, but experience at other established dog parks reveal that owners often bring their own water for their pets. Possible sites are noted on the following map.

#### Boat Launch

There is a very remote possibility for a boat dock on the property. The topography and the railroad are the major obstacles to access to the water. However, once at the river, the water depth at this location quickly descends to 18 feet. Approval would be required from the state to create a boat launch here. Map 22, number 3, shows the approximate location for a boat launch.

#### Playgrounds

Playgrounds require little space and would likely be an accessory development along with athletic fields or an outdoor amphitheater. In order to create outdoor recreational facilities for all ages, playgrounds should also be considered.

Map 22- Outdoor Recreational Facilities, Possible Locations

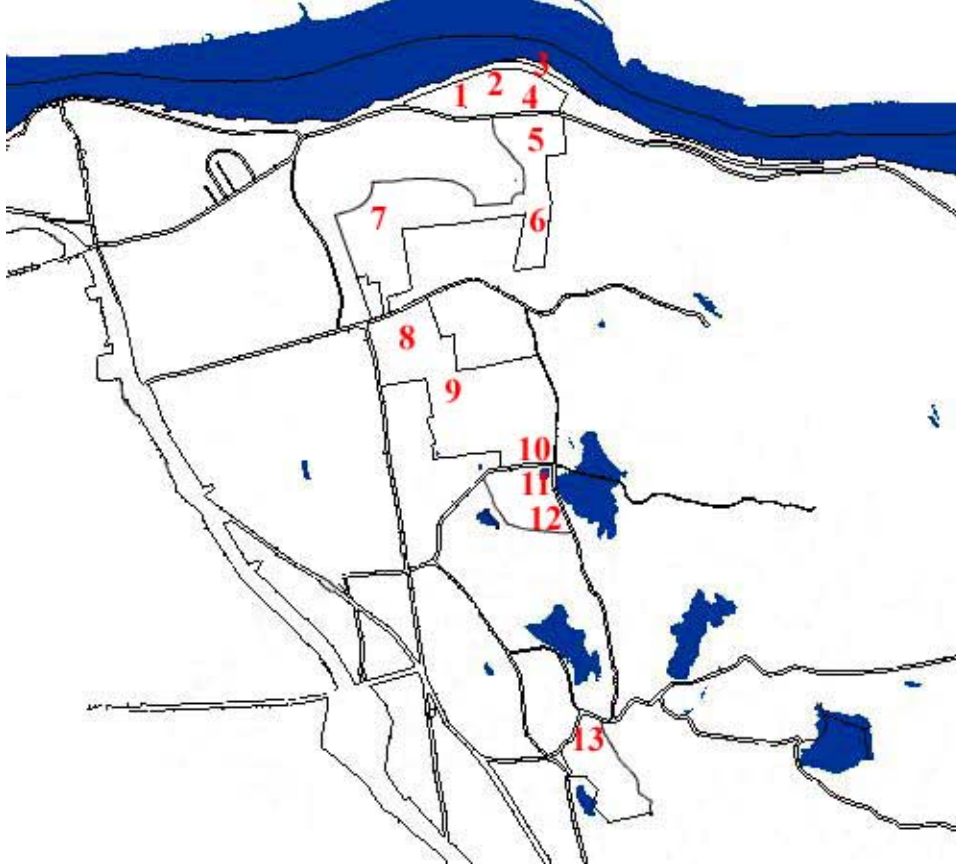


Table 2- Potential Outdoor Recreation Facilities

| Site | Use                  | Comments   |
|------|----------------------|--|
| 1    | Dog Park             | Large Open Field, Would require fence along road.        |
| 2    | Dog Park             | Wooded area, Require fence                               |
| 3    | Boat Launch          | Railroad and Terrain make this possibility remote.       |
| 4    | Outdoor Amphitheater | Sloped Field, ample parking in field lease by Millianes. |
| 5    | Outdoor Amphitheater | Old quarry, possible natural bowl, parking across road.  |
| 6    | Dog Park             | Large open field possible no fencing required.           |
| 7    | Dog Park             | Large field, fence along road.                           |
| 8    | Dog Park             | Large field, fence along road.                           |
| 9    | Outdoor Amphitheater | Old Quarry, parking in adjacent fields.                  |
| 10   | Dog Park             | Two large fields, fence required along road.             |
| 11   | Ice Skating Rink     | Small pond, easy access.                                 |
| 12   | Dog Park             | Large field, fence along roads.                          |
| 13   | Dog Park             | Large fields, fence exists already along road.           |

### Golf Course

There have been at least two conceptual golf courses proposed on portions of the study area.

As indicated in the Middletown Plan of Conservation and Development, there is a documented need for an 18 hole golf course in the City the size of Middletown. For nearly 50 years the City has sought to develop a quality municipal golf course. City property on Mile Lane was acquired for a proposed course and was finally approved in 1999 (Special Exception Application 99-6). However the severe environmental constraints, the lack of topographically variation and the need for additional private land made this project unfeasible.

A golf course can provide a number of additional benefits. In addition to providing golfers with a high quality, challenging and affordable course. The paved paths could also double as a bike and cross country skiing trail. These trails could ultimately be linked to other proposed and existing bike trails in the City.

Map 23 shows the conceptual design of 18 holes, laid out by Albert Zikorus of Bethany, Connecticut. This design was developed nearly 50 years ago, when all the highlighted land in green was owned by the state. Today this design would not be possible since Middlesex Community College has been developed and a significant amount and other parcels are in private hands.

Map 23- Albert Zikorus Conceptual Golf Course Design

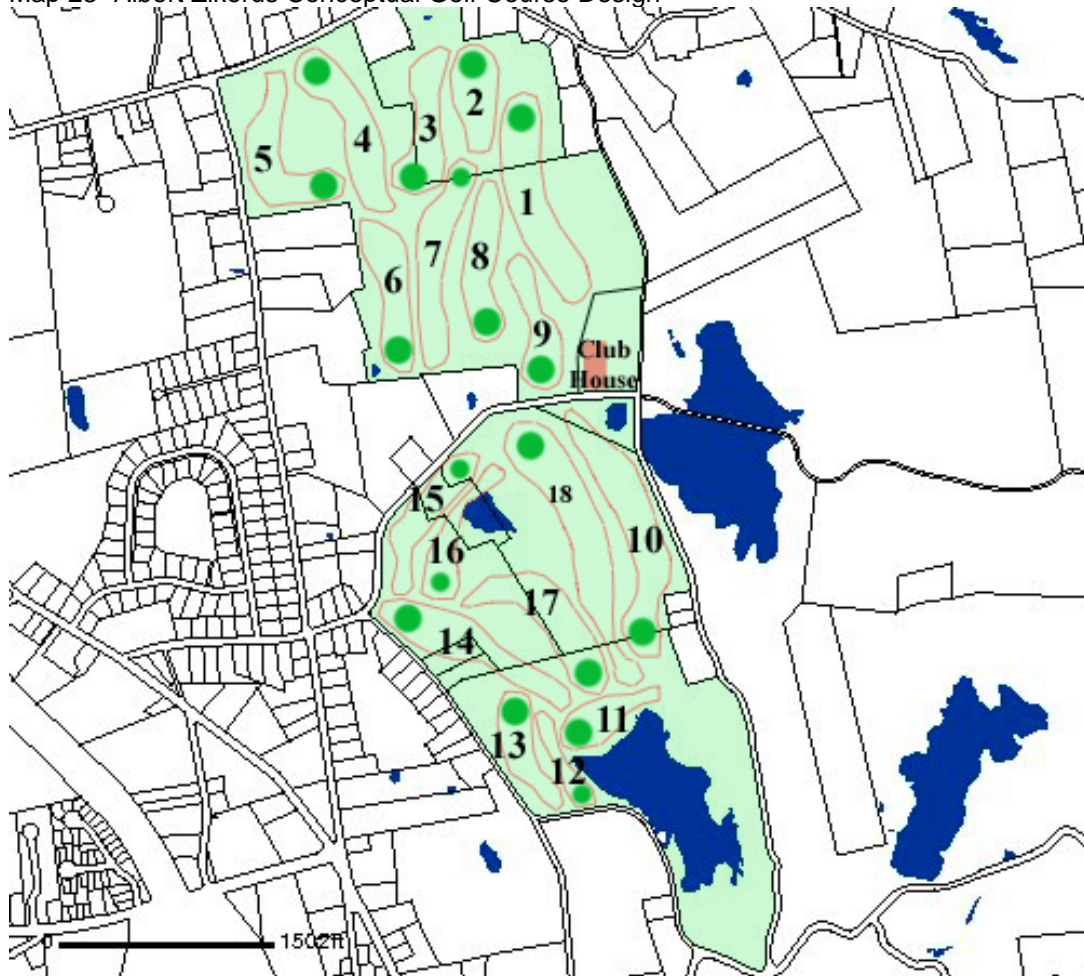


Table 3- Albert Zikorus Design Hole Distances and Par

|       |     |     |     |     |     |     |     |     |     |      |       |
|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-------|
| Hole  | 1   | 2   | 3   | 4   | 5   | 6   | 7   | 8   | 9   | Out  |       |
| Yards | 533 | 175 | 380 | 370 | 360 | 430 | 535 | 386 | 190 | 3359 |       |
| Par   | 5   | 3   | 4   | 4   | 4   | 4   | 5   | 4   | 3   | 36   |       |
| Hole  | 10  | 11  | 12  | 13  | 14  | 15  | 16  | 17  | 18  | In   | Total |
| Yards | 540 | 170 | 330 | 350 | 360 | 400 | 185 | 380 | 533 | 3248 | 6607  |
| Par   | 5   | 3   | 4   | 4   | 4   | 4   | 3   | 4   | 5   | 36   | 72    |

There is another design that is more recent than the Albert Zikorus concept that utilizes the land that is the subject of this study. Maps 24 through 26 display different possible layouts for a golf course on parcels 1, 2 and 3. These very conceptual designs merely intended to indicate that a 18 hole golf course with clubhouse can be accommodated on land owned by the City. The maps also indicate potential clubhouse locations. Version A would locate the Clubhouse to take advantage of the scenic views of the downtown and the Arrigoni Bridge. Version B would locate the clubhouse to take advantage of the river. Version C would locate the clubhouse so that the front 9 holes would not have to overlap some the back 9 holes. A certified golf course designer could probably design the best scenario for the constraints of the site.

Map 24- Golf Course on City Land- Alternate Version A

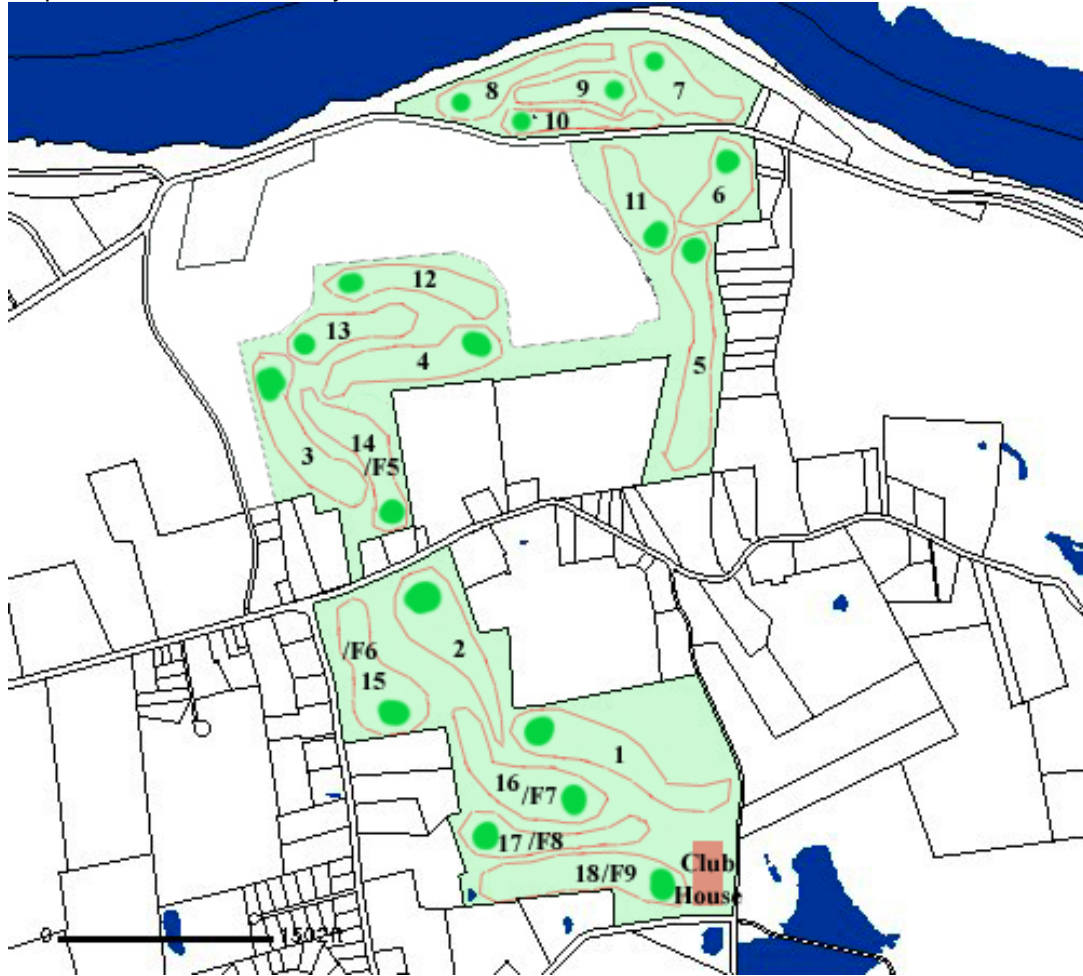


Table 4- Version A Hole Distances

| Hole  | 1   | 2   | 3   | 4   | F5  | F6  | F7  | F8  | F9  | Out  |       |
|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-------|
| Yards | 500 | 409 | 318 | 363 | 363 | 318 | 363 | 363 | 454 | 3451 |       |
| Hole  |     |     |     |     | B5  | B6  | B7  | B8  | B9  | Out  |       |
| Yards |     |     |     |     | 500 | 180 | 272 | 363 | 227 | 3132 |       |
| Hole  | 10  | 11  | 12  | 13  | 14  | 15  | 16  | 17  | 18  | In   | Total |
| Yards | 318 | 227 | 318 | 272 | 363 | 318 | 363 | 363 | 454 | 2996 | 6128  |



Map 25- Golf Course on City Land- Alternate Version B

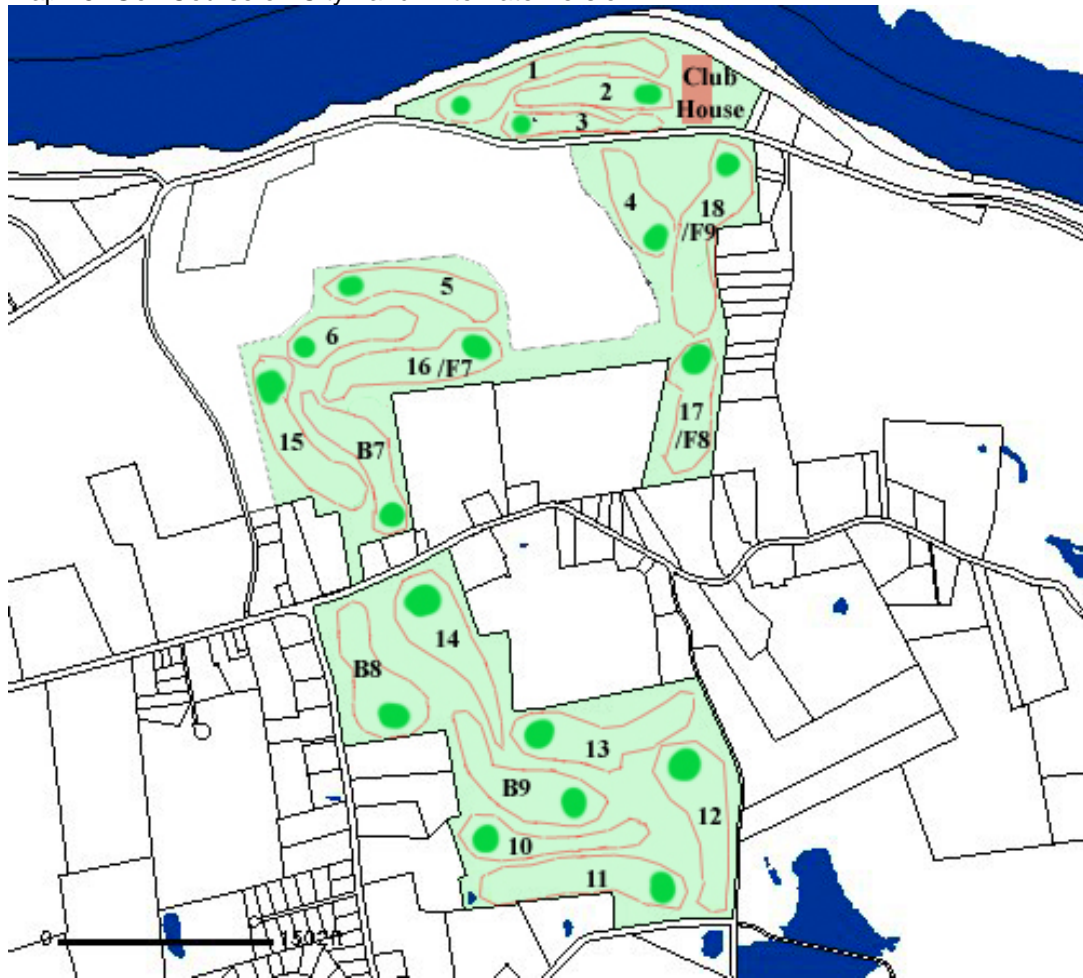


Table 5- Version B Hole Distances

|       |     |     |     |     |     |     |     |     |     |      |       |
|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-------|
| Hole  | 1   | 2   | 3   | 4   | 5   | 6   | F7  | F8  | F9  | Out  |       |
| Yards | 409 | 318 | 318 | 227 | 318 | 272 | 363 | 272 | 454 | 2951 |       |
| Hole  |     |     |     |     |     |     | B7  | B8  | B9  | Out  |       |
| Yards |     |     |     |     |     |     | 363 | 318 | 363 | 2906 |       |
| Hole  | 10  | 11  | 12  | 13  | 14  | 15  | 16  | 17  | 18  | In   | Total |
| Yards | 363 | 454 | 454 | 454 | 409 | 318 | 363 | 272 | 454 | 3541 | 6447  |

Map 26- Golf Course on City Land- Alternate Version C

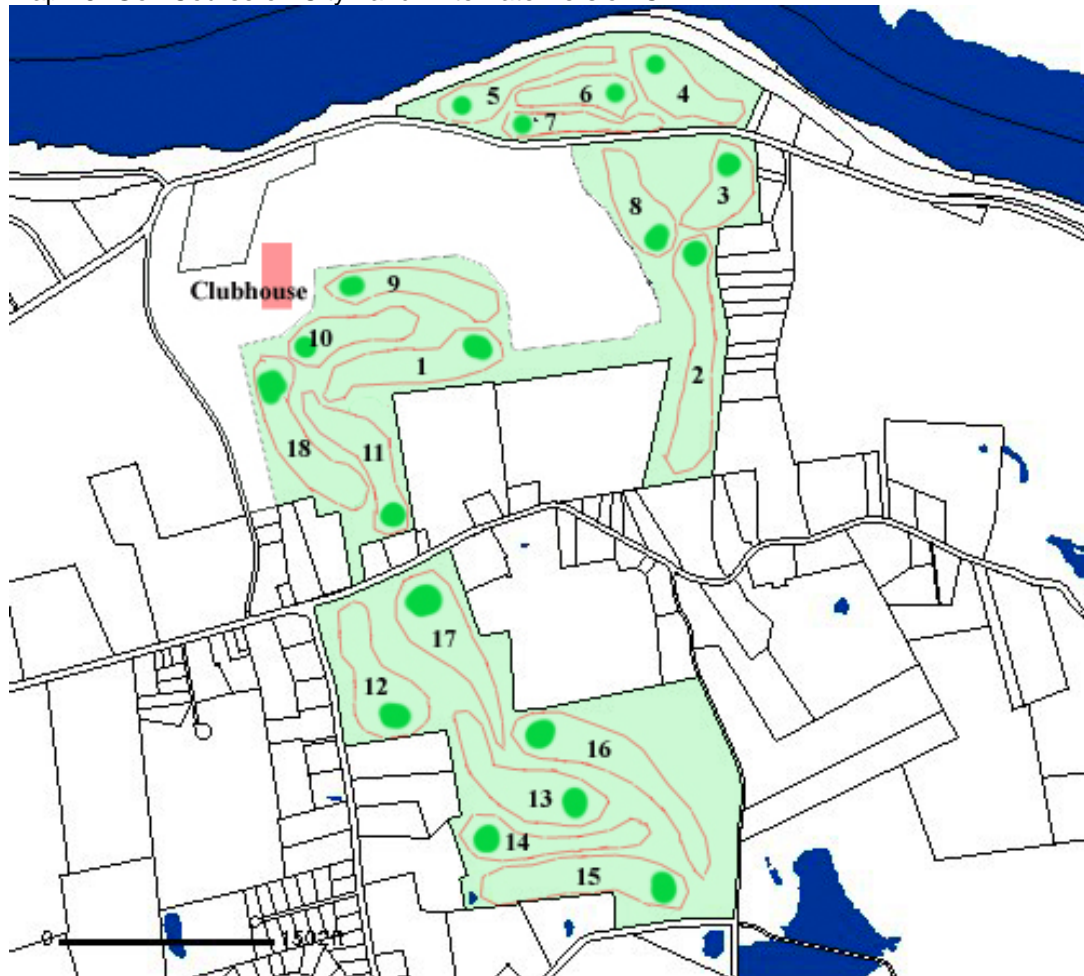


Table 6- Version C Hole Distances

| Hole  | 1   | 2   | 3   | 4   | 5   | 6   | 7   | 8   | 9   | Out  |       |
|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-------|
| Yards | 363 | 500 | 180 | 272 | 363 | 227 | 318 | 227 | 318 | 2768 |       |
| Hole  | 10  | 11  | 12  | 13  | 14  | 15  | 16  | 17  | 18  | In   | Total |
| Yards | 272 | 363 | 318 | 363 | 363 | 454 | 500 | 409 | 318 | 3360 | 6128  |

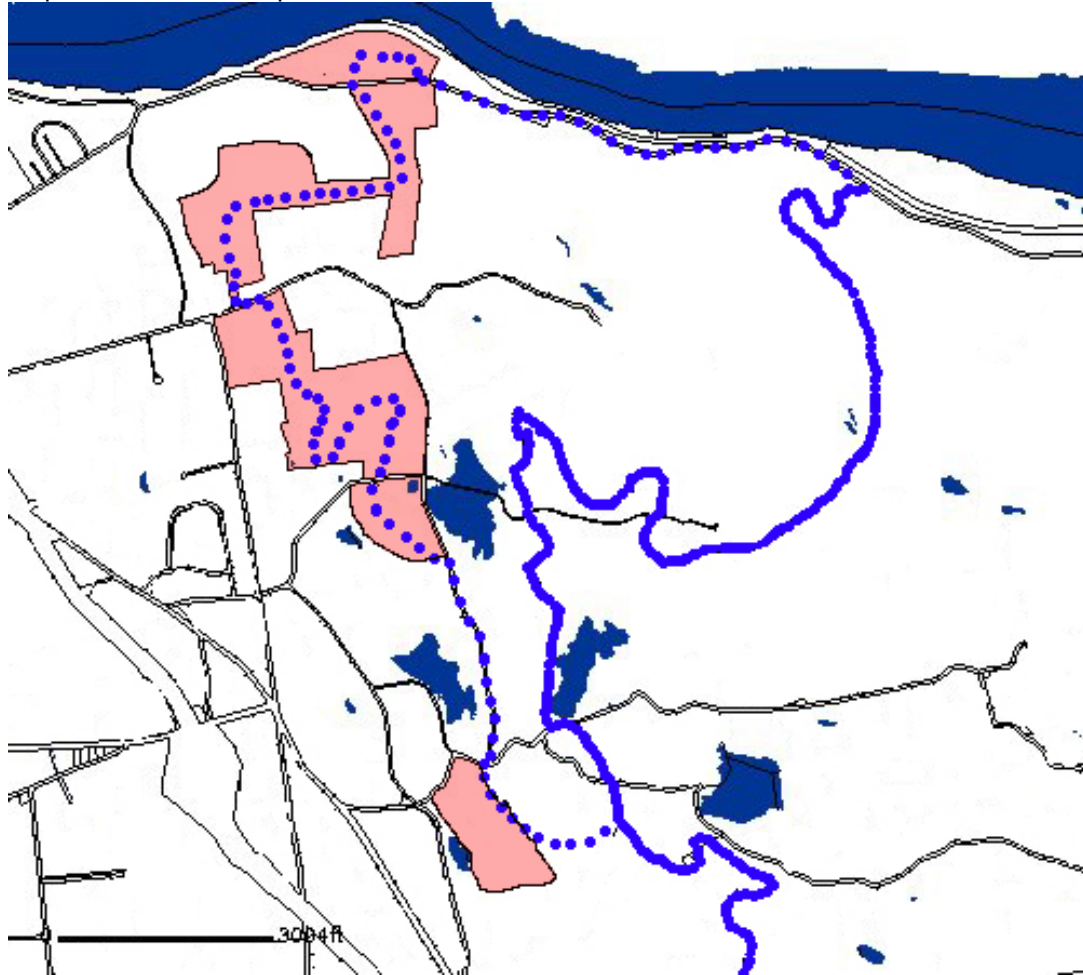
## 7) Trails and Open Space

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### Blue Trail Loop

Currently, the Blue trail dead ends at River Road near the Connecticut River. Hikers either have the option of hiking along City Roads or backtrack along the route they just walked. With the transferred State Land, it will be possible to create a loop that will be predominantly off road and greatly enhance the experience for hikers. Creating a loop will add an additional 4.5 miles to the Blue Trail that would allow a hiker to trek for nearly 10 miles. Looped trails are more popular for users. Map 26 shows a possible path and Table 7 goes in to greater detail of the new route and possible variations. In developing a looped trail, the City could work with the Connecticut Forest and Park Association (<http://www.ctwoodlands.org/>).

Map 27- Blue Trail Loop, Possible Route



Solid Blue Line represents existing Blue Trail  
Dotted Blue Line represents possible extension loop route

Table 7- Blue Trail Loop, Route Description and Comments

| Section | Starting Point                                | End Point                                     | Comments  | Est. Dist. |
|---------|---|---|---|------------|
| 1       | Blue Trail/River Road                         | Parcel 1, southeast corner                    | Create trail along railroad, or create a trail south of River Road.   | 0.9 miles  |
| 2       | Parcel 1, Southeast corner                    | Parcel 2, gravel access road, North east half | This section could be optional with a section going down to the River.  | 0.3 miles  |
| 3       | Parcel 2, gravel access road, North east half | Parcel 2, Bow Lane access point               | A trail will need to be created through existing vegetation through narrow strip of land over Duck hill.                        | 0.8 miles  |
| 4       | Parcel 2, Bow Lane access point               | Parcel 3, Quarry                              | Cross Bow Lane and follow existing gravel road to quarry  | 0.6 miles  |
| 5       | Parcel 3, Quarry                              | Parcel 4, Reservoir road access point         | A trail will need to be created through existing vegetation.  | 0.8 miles  |
| 6       | Parcel 4, Reservoir road access point         | Parcel 4, Cedar Lane access point             | Follow tree line of the property from driveway on Reservoir Road to gate on Cedar Lane.   | 0.2 miles  |
| 7       | Parcel 4, Cedar Lane access point             | Cedar Lane/Brooks Road Intersection           | Easiest option is for hikers to follow Cedar Lane south. There may be an option to create a trail on State land south and west. | 0.6 miles  |
| 8       | Cedar Lane/Brooks Road Intersection           | Blue Trail                                    | Follow existing trail, improvement may be needed to link with Blue Trail.   | 0.3 miles  |
|         |   |   | Total   | 4.5 miles  |

#### Natural Diversity Database

The State Department of Environmental Protection (DEP) maintains a statewide Natural Diversity Database. This database maps, in a very general way, possible locations of species of special concern. Map 28 displays the locations shown in the study area.

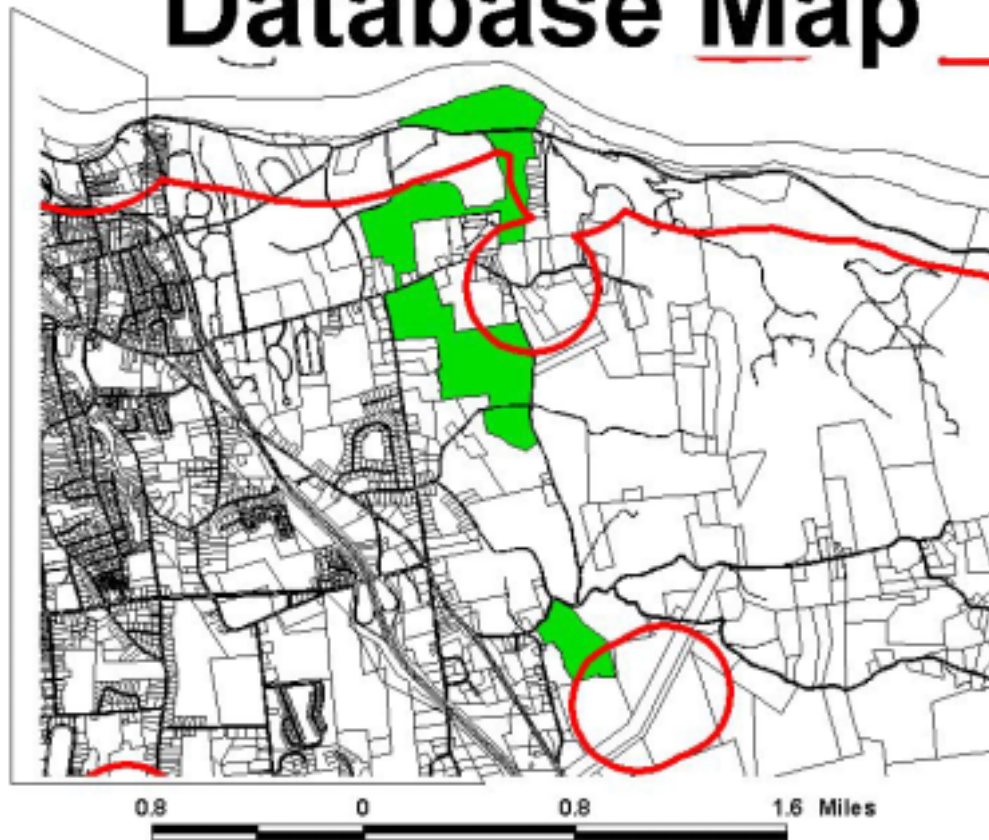
The City requested a Natural Diversity Database review from the Connecticut Department of Environmental Protection. The area along the river shows that there are Federal and State Endangered Shortnose Sturgeon (*Acipenser brevirostrum*) and State Threatened Atlantic Sturgeon (*Acipenser oxyrinchus*).

In addition, the CT DEP has records of large-leaved sandwort (*Arenaria glabra*) nearby to the five properties. The habitat for the large-leaved sandwort is wooded trap rock ridges.

Any proposed activity would possibly require additional DEP opinions.

Map 28-

# Natural Diversity Database Map



Green- Study Area Properties

Red Lines- Border of Recognized Natural Diversity Area





## 8) Existing Leases and Passive Users

### Millane Nurseies

Millane Nurseies leases nearly 34 acres on land in the study area, divided into six separate sites. They use the land to grow and harvest trees, primarily evergreens. The current lease runs until January 1, 2011, with annual payments of \$4,250 to the Middletown Tree Fund. The lease period may be extended for two years, if a written request is approved by the City. by June 30, 2007. The City may terminate the lease at anytime with 180 days notice.

Map 29- Millane Nurseries Leased Land

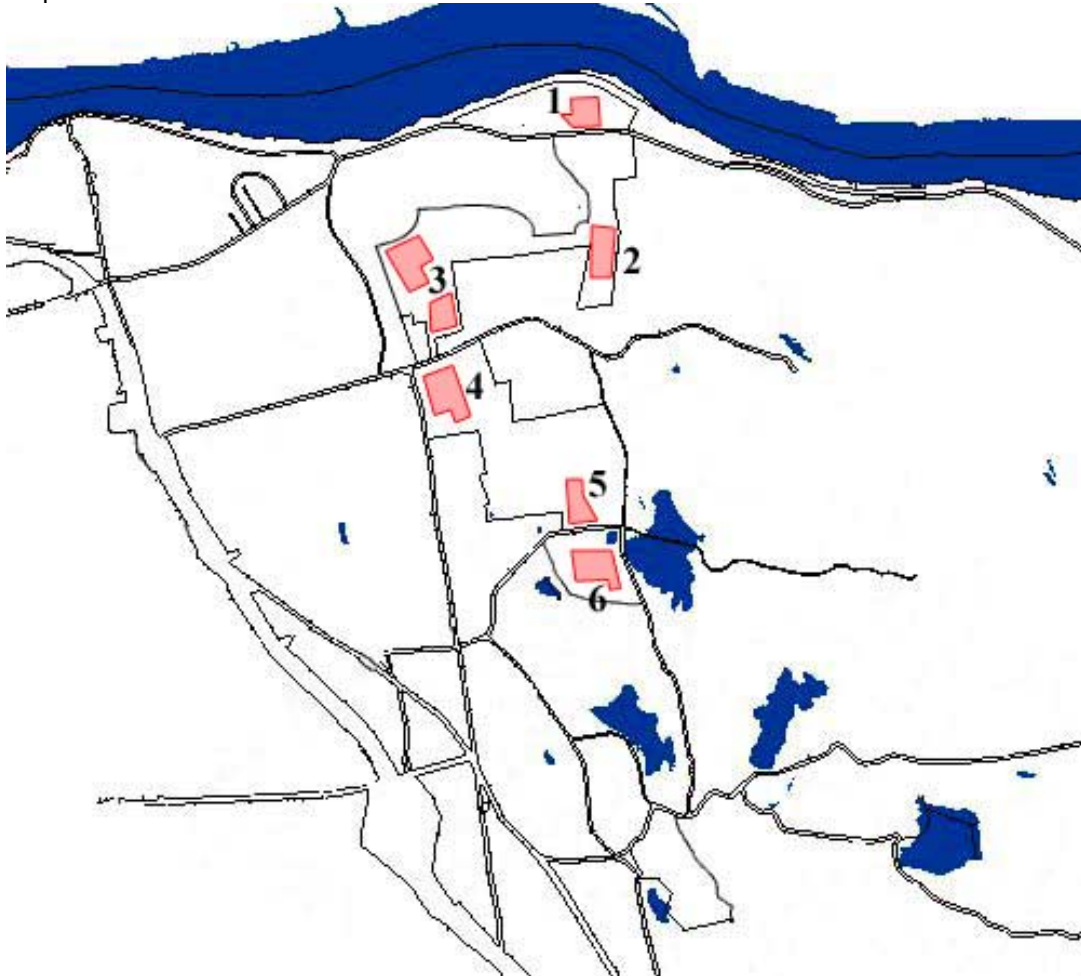


Table 8- Millane Nurseries ,Leased Lots

| Number | Lease Lot Description     | Acreage |
|--------|---------------------------|---------|
| 1      | Chicken Farm              | 4       |
| 2      | Hill Lot                  | 6       |
| 3      | Children's Hospital South | 8.5     |
| 4      | Bow Lane South            | 5       |
| 5      | Reservoir North           | 3       |
| 6      | Reservoir South           | 7       |

### International Model Airplane-

There is no formal lease agreement. This is a use that existed long before the City took ownership of the properties. The Mayor's Office and the Economic Development Committee have the acknowledged and authorized this use of City property. The group has

filed a copy of their insurance that states that the City is additionally insured incase of an incident.

#### Haying

There is no formal lease with the farmers that are haying the fields. This is a use that existed long before the City took ownership of the properties. The Mayor's Office and the Economic Development Committee have the acknowledged and authorized the use. All farmers have supplied insurance to the City. This is an essential activity to maintain the fields and prevent succession towards woodland.

## **9) Easements, Encroachments, Abandoned Facilities and Other Issues**

### **Parcel 1**

#### Easements

- Twenty (20') foot utility easement from Gagging Station on River to River Road. Depicted on 2002 map filed with Town Clerk of Middletown.

#### Encroachments

- Utility pole guy wires appear to encroach.

#### Abandoned Facilities

- Abandoned waterlines. Depicted on 2002 map filed with Town Clerk of Middletown.
- Abandoned chicken coops.

#### Other Consideration

- Remains of very old silver mine along Indian Hill Brook (Butler's Creek).
- The ownership of a small triangular piece at the southeast corner of the property is in question. There is no evidence that the City has changed the street line. Private residence has been using the gravel drive on this piece for access to the lot. The lot has been landscaped and maintained by abutting lot owner.
- Millane Nursey is uses a portion of the property for tree farm. Depicted on 2002 map filed with Town Clerk of Middletown.

### **Parcel 2**

#### Easements

- None Found

#### Encroachments

- 1105 River Road owner has encroached by establishing a lawn, landscaping, flower gardens, lawn games, lawn furniture on this parcel. The encroached area totals 0.6 acres. Depicted on 2002 map filed with Town Clerk of Middletown.
- Indian Hill Tree Farm on Bow Lane has encroached along the southeastern portion of this property by grading extensively to create or improve an existing watercourse. It is not known if the State of Connecticut granted permission for this work. Depicted on 2002 map filed with Town Clerk of Middletown.
- Indian Hill Tree Farm on Bow Lane has encroached along southwestern half of the property. There are a number of pipes that empty on to the parcel. There is also evidence of fill along this site. It is not known if the State of Connecticut granted permission for this work. Depicted on 2002 map filed with Town Clerk of Middletown.
- Utility pole guy wires appear to encroach.

#### Abandoned Facilities

- Dwelling that fronts along Bow Lane.

#### Other Consideration

- Three sections of the property are leased by Neal Millane of Millance's Nurseries, Inc. Cromwell, CT. For use as Cropland.

### **Parcel 3**

#### Easements

- The State of Connecticut will hold rights to remove gravel from the existing gravel pit. Access will be provided from a twenty (20') foot right of way along existing haul road. The limits for gravel removal are depicted on the 2002 map filed with Town Clerk of Middletown.

- Water rights on the property at 591 Bow Lane, as described in a deed from Maria E. Dickerson to the Connecticut Hospital for the Insane in Vol. 142 Page 247 in the Middletown Land Records, Nov. 20, 1909. These rights do not appear in the current deeds for the property. There is no specified width for the rights in the referenced deed.
- Thirty (30') foot easement for water pipe. Depicted on 2002 map filed with Town Clerk of Middletown.

Encroachments

- ATV Trails
- Debris Dumping

Abandoned Facilities

- None Found

Other Consideration

- The parcel has three difference locations of land that is leased for use as haying and cropland. Both are depicted on the 2002 map, that is filed with the Town Clerk of Middletown.
  - Lease Area #7 (referenced on the Conservation Plan Map with the Connecticut Valley Hospital) is leased by Neal Millane of Millance's Nurseries, Inc. Cromwell, CT. For use as Cropland. The area is approximately 4.5 acres.
  - Lease Area #19 (referenced on the Conservation Plan Map with the Connecticut Valley Hospital) is leased by Neal Millane of Millance's Nurseries, Inc. Cromwell, CT. For use as Cropland. The area is approximately 5 acres.
  - Lease Area #19 (referenced on the Conservation Plan Map with the Connecticut Valley Hospital) has a second leased for haying purposes.
- Model Airplane Air Field at Southeast of property, depicted on the 2002 map that is filed with the Town Clerk of Middletown. Agreement is with the International Miniature Aircraft Association District I (New England).

Parcel 4

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Easements

- Twenty (20') foot easement for water pipe. Depicted on 2002 map filed with Town Clerk of Middletown.

Encroachments

- Utility pole guy wires appear to encroach.

Abandoned Facilities

- Dwelling with one garage and two sheds, along Reservoir Road.

Other Consideration

- Area is leased by Neal Millane of Millance's Nurseries, Inc. Cromwell, CT. For use as Cropland.

Parcel 5

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Easements

- 99 year right to pass and repass by foot or vehicle across the property until January 21, 2015. See deed volume 151/ page 41. Assumed to be gravel path that begins near the intersection of Cedar Lane and Brooks Road and travels south across property.

Encroachments

- Shed encroachment property at the corner of Tollgate Road and Brooks Road (MBL# 48 37-4 1)
- Utility pole guy wires appear to encroach.

Abandoned Facilities

- None Found

Other Consideration

- The open fields appear to be leased out as hay fields.



## **10) Plan Development and Adoption Process**

This report combined with the report created in September of 2006, provide the background information to allow the formal development of a Plan to govern the future uses of the 256 acres transferred from the State to the City.

Below is an outline of a possible plan development and adoption process with a hypothetical timeline.

|   |                     |
|---|---------------------|
| Preliminary Informational Hearing   | March               |
| Exploratory Meeting   | April               |
| Site Visit  | April               |
| Stake Holder Meetings<br>Conservation Commission<br>Planning and Zoning Commission<br>Inland Wetlands and Watercourses Agency<br>Parks and Recreation Commission<br>Harbor Improvement Agency | April through June  |
| Draft Plan<br>Proposed Table of Contents<br>Recreational Facilities<br>Recreational Policies<br>Timeline<br>Funding   | July through August |
| Present Plan and hold public hearing  | September           |
| Revise Plan if needed and hold follow-up public hearing   | October             |
| Advisory Opinions or Approvals  | October             |
| Planning & Zoning and Common Council Presentation   | November            |
| Planning & Zoning and Common Council Adoption   | December            |

## Appendix I

### Existing Maps

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#### Parcel 1

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- New York, New Haven & Hartford Railroad Real Estate & Right of Way Department. Land in Middletown, CT. To be conveyed to Roscoe W. Bailey. Scale 1" = 100' May, 1943. T.P. McClusky. (On file with the City)
- Flood Channel Lines Connecticut River. Middletown, CT. Sheet 1 & 2 of 6. Oct. 1962. Harold R. Sanderson C.E. & L.S. (On file with the City)
- Right of Way and Track Map the New York, New Haven and Hartford R.R. Co. From Fenwick to Hartford. Town of Middletown, CT. Sheet 23 & 29 Scale 1" = 100' June 30, 1915. (On file with the City)
- City of Middletown Tax Assessor's Maps # 41 & 46. Scale 1" = 200'. (On file with the City)
- Plat of the East Farm Tract of the Connecticut Hospital for Insane at Middletown, CT. Scale 1" = 200' March, 1907. E.P. Augur C.E. & L.S. (On file with CVH)
- Connecticut State Hospital Middletown, CT. Scale 1" = 200' 1922. Joseph m. Lucey C.E. & L.S. (On file with CVH)
- Conservation Plan Map, Owner – State of Connecticut, Connecticut Valley Hospital, Operator – Millane Nurseries, Inc. Scale 1" = 1000' Jul. 1985 – Rev. Nov. 1991 T.F. Landy – USDA Soil Conservation Service. (On file with CVH)
- State of Connecticut Office of the Comptroller Architectural and Engineering Division – Water Main Extension to Silvermine Cottage – Connecticut State Hospital Middletown, Conn. Raymond S. Thatcher Comptroller, Sheet 3 of 3 Sheets. Scale 1" = 30'. Job No. B/A-1-84 9/7/49. (On file with CVH)

#### Parcel 2

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- City of Middletown Tax Assessor's Maps # 41 & 46. Scale 1" = 200'. (On file with the City)
- Plat of the East Farm Tract of the Connecticut Hospital for Insane at Middletown, CT. Scale 1" = 200' March, 1907. E.P. Augur C.E. & L.S. (On file with CVH)
- Connecticut State Hospital Middletown, CT. Scale 1" = 200' 1922. Joseph m. Lucey C.E. & L.S. (On file with CVH)
- Conservation Plan Map, Owner – State of Connecticut, Connecticut Valley Hospital, Operator – Millane Nurseries, Inc. Scale 1" = 1000' Jul. 1985 – Rev. Nov. 1991 T.F. Landy – USDA Soil Conservation Service. (On file with CVH)

#### Parcel 3

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- Subdivision of the property for Helena M. Wilson Middletown, CT. Scale 1" = 40' November 29, 1983. T.F. Jackowiak L.S. (On file with the City)
- City of Middletown Tax Assessor's Maps # 34. Scale 1" = 100'. 41, 42, 43, 46, 47. Scale 1" = 200' (On file with the City)
- Map of the property to be conveyed to Frank A. & Anna S. Carta Middletown, CT. Scale 1" = 40' January 12, 1982. T.F. Jackowiak L.S. (On file with the City)
- Property of Frank A. & Anna S. Carta Middletown, CT. Scale 1" = 60' Benjamin P. Lenda L.S. (On file with the City)
- Map of Survey showing southerly portion of Anthony L. & Ferdinand L. Arrigoni – Property to be conveyed to Stanley E. Dapkus East Side of Bartholomew Road Middletown, CT. Scale 1" = 40' December 9, 1981 David A. Bascom L.S. (On file with the City)
- Map Showing Easement to be acquired from James and Patricia Scovill by the City of Middletown, CT. Road reconstruction project group #111 Contract #3 Serial #15 Bow Lane Scale 1" = 40' October 16, 1981 Map #26-16. (On file with the City)

- Subdivision property of Helena M. Wilson Middletown, CT. Scale 1"=60' April 17, 1990 T.F. Jackowiak L.S. (On file with the City)
- Property of Paul Zimmitti & Josephine Ceberek Bartholomew Road, Middletown, CT. Plan of Subdivision Scale 1"=20' September 1983 David B. Mylchreest L.S. (On file with the City)
- Subdivision plan property of : Frank & Anna Carta, & Frank & Joseph Carta Bartholomew Road & Reservoir Road Middletown, CT. April 24, 1990. Scale 1"=50' Peter D. Flynn L.S. (On file with the City)
- Map showing land to be released to Helena M. Wilson by City of Middletown, CT. Road reconstruction project Bow Lane. Scale 1"=40'. May 10, 1982. (On file with the City)
- Stephen J. Channey Subdivision Bow Lane & Bartholomew Road, Middletown, CT. Plan of Subdivision. Scale 1"=100'. February 1987. David B. Mylchresst L.S. Rev. March 20, 1989. (On file with the City)
- City of Middletown Road Improvements Program, Group III, Bow Lane, Plan and profile sheet 4 of 5 and sheet 6 of 22. Scale 1"=40', Date June 1981, Keyes Association. (On file with the City)
- Map of South Williams Tract of Connecticut Hospital for Insane Middletown, CT. Scale 1"=60'. April 8, 1907. E.P. Augur C.E. & L.S. (On file with CVH)
- Connecticut State Hospital Middletown, CT. Scale 1" =200' 1922. Joseph m. Lucey C.E. & L.S. (On file with CVH)
- Map showing the line of the new eight-inch water main for the Connecticut Insane Hospital, Middletown, CT. 1899. Scale 1"=150'. E.P. Augur Eng. (On file with CVH)
- Plat for proposed line for sixteen-inch cast-iron water main from Reservoir Number Four to the Connecticut Hospital for Insane at Middletown, CT. Scale 1"=100'. October 1909. E.P. Augur C.E. – L.S. (On file with CVH)
- Conservation Plan Map, Owner – State of Connecticut, Connecticut Valley Hospital, Operator – Millane Nurseries, Inc. Scale 1" =1000' Jul. 1985 – Rev. Nov. 1991 T.F. Landy – USDA Soil Conservation Service. (On file with CVH)

#### Parcel 4

- Connecticut State Hospital Middletown, CT. Scale 1" =200' 1922. Joseph m. Lucey C.E. & L.S. (On file with CVH)
- "Water Property Map, Figure 3-4" in a plan entitled "The State of Connecticut Department of Mental Health and Addiction Services Water Supply Plan, Connecticut Valley Hospital, Middletown, Connecticut, Revised May 31, 1996 and approved by the Connecticut Department of Public Health, August 20. 1996". (On file with CVH)

#### Parcel 5

- Connecticut State Hospital Middletown, CT. Scale 1" =200' 1922. Joseph m. Lucey C.E. & L.S. (On file with CVH)
- "Water Property Map, Figure 3-4" in a plan entitled "The State of Connecticut Department of Mental Health and Addiction Services Water Supply Plan, Connecticut Valley Hospital, Middletown, Connecticut, Revised May 31, 1996 and approved by the Connecticut Department of Public Health, August 20. 1996". (On file with CVH)

## Appendix II Property Deeds

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### Parcel 1- Connecticut River Property

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|  |   |
|--|---|
| November 17, 1981<br>Volume- 611 / Page- 144<br>Transferred Department of Mental Health<br>Land to the Veteran's Home and Hospital<br>Commission   | July 27, 1859<br>Volume- 88 / Page- 319<br>Seller- William Pettit<br>Buyer- Washington Pastorius<br>\$7,000   |
| January 10, 1899<br>Volume- 126 / 574<br>Seller- Horace Dettel & J. Franklin<br>Sharpless<br>Buyer- General Hospital for the Insane<br>of the State of Connecticut<br>44.5 acres + 11 acres<br>\$1,800 | January 14, 1859<br>Volume- 88 / Page 318<br>Samuel Sharpless takes out a \$7,000<br>mortgage on the property   |
| February 14, 1891<br>Volume- 115 / Page- 555<br>Seller- Samuel Sharpless<br>Buyer-<br>Known as Butler's Creek<br>\$7,000   | January 12, 1857<br>Volume- 88 / Page- 186<br>Seller- Mattabasset Silver Lead Mining<br>Company<br>Buyer- Frances Buck<br>40 acres at Butler's Creek<br>\$400,000 |
| May 2, 1874<br>Volume- 107 / Page- 166<br>Seller- Joseph Tryon<br>Buyer- General Hospital for the Insane<br>of the State of Connecticut<br>Known as Silver Mine Property<br>\$100                      | December 8, 1856<br>Volume- 87 / Page 308<br>Seller- Frances Buck<br>Buyer- Samuel Sharpless<br>40 acres + 10 acres known as Butler's<br>Creek<br>\$7,000         |
| June 19, 1871<br>Volume- 101 / Page 191<br>Easement granted for public highway<br>\$1  | November 12, 1855<br>Volume- 88 / Page- 28<br>Samuel Coit, William Coit, Lewis, Fulton<br>Cutting, Thomas, Frances Buck<br>40 acres + 11 acres<br>\$1             |
| October 30, 1866<br>Volume- 98 / Page- 56<br>Seller- Joseph Tryon<br>Buyer- General Hospital for the Insane<br>of the State of Connecticut<br>\$5,239.84   | July 5, 1837<br>Volume- 67 / Page- 308<br>Seller- George Lucass<br>Buyer- Lydia Lucass ( Sister to George<br>Lucass)<br>\$40                                      |
| March 8, 1860<br>Volume- 88 / Page- 383<br>Owner- Samuel Sharpless<br>Lender- Washington Pastorius<br>40 acres at Butler's Creek   |   |

### Parcel 2

---

|   |  |
|---|--|
| June 13, 1899<br>Volume- 127 / Page- 382<br>Seller- Charles Williams<br>Buyer- General Hospital for the Insane<br>of the State of Connecticut<br>14 ½ acres "Home Lot" + 15 ½ "South<br>Lot"<br>\$1 | October 30, 1866<br>Volume- 98 / Page- 51<br>Seller- Elijah Tryon<br>Buyer- General Hospital for the Insane<br>of the State of Connecticut<br>2 acres<br>\$500 |
|---|--|

|  |   |
|--|---|
| <p><b>October 30, 1866</b><br/><b>Volume- 98 / Page- 54</b><br/><b>Seller- Stephen W. and Elias Paddock</b><br/><b>Buyer- General Hospital for the Insane</b><br/><b>of the State of Connecticut</b><br/><b>50 acres</b><br/><b>\$10,000 + right to use buildings, right</b><br/><b>to remove manure and tilt land until</b><br/><b>April 1867</b></p> <p><b>October 30, 1866</b><br/><b>Volume- 98 / Page- 55</b><br/><b>Seller- Joseph Tryon</b><br/><b>Buyer- General Hospital for the Insane</b><br/><b>of the State of Connecticut</b><br/><b>22 acres</b><br/><b>\$2,956.68</b></p> <p><b>October 30, 1866</b><br/><b>Volume- 98 / Page- 56</b><br/><b>Seller- Joseph Tryon</b><br/><b>Buyer- General Hospital for the Insane</b><br/><b>of the State of Connecticut</b><br/><b>\$5,239.84 + right to tilt or improve land</b><br/><b>until 1867 and right of access to Albert</b><br/><b>Tryon properties</b></p> | <p><b>October 30, 1866</b><br/><b>Volume- 98 / Page- 57</b><br/><b>Seller- Reuben Tryon</b><br/><b>Buyer- General Hospital for the Insane</b><br/><b>of the State of Connecticut</b><br/><b>25 ¾ acres</b><br/><b>\$3,218.75</b></p> <p>October 30, 1866<br/>Volume- 98 / Page- 61<br/>Seller- Stephen &amp; Elias Paddock<br/>Buyer- Charles Williams<br/>4 ½ acres<br/>\$300</p> <p>January 3, 1860<br/>Volume- 91 / Page- 327<br/>Seller- Charles Lawrence<br/>Buyer- Charles Williams<br/>10 acres with buildings + 15 acres + 40<br/>acres<br/>\$3,110</p> |
|--|---|



Maromas Area State Transferred Land- Land Use Study  
March 2007

Parcel 3

|  |  |
|--|--|
| <p><b>June 27, 1919</b><br/> <b>Volume- 154 / Page- 482</b><br/> <b>Seller- Adam &amp; Alice Johnson</b><br/> <b>Buyer- General Hospital for the Insane of the State of Connecticut</b><br/> <b>9 acres + 28 acres</b><br/> <b>\$1</b></p> | <p>March 27, 1905<br/>         Volume- 136 / Page- 105<br/>         Seller- Frank Roberts<br/>         Buyer- Charles Young<br/>         16 acres + 28 acres</p>   |
| <p><b>June 24, 1919</b><br/> <b>Volume- 154 / Page- 483</b><br/> <b>Seller- Louis Roffello</b><br/> <b>Buyer- General Hospital for the Insane of the State of Connecticut</b><br/> <b>24 ½ acres + 3 ½ acres</b><br/> <b>\$1</b></p>       | <p>March 25, 1905<br/>         Volume- 134 / Page- 537<br/>         Seller- Fredrick Tryon (in probate due to death)<br/>         Buyer- Frank Roberts<br/>         16 acres + 28 acres<br/>         \$1</p>   |
| <p>January 29, 1916<br/>         Volume- 148 / Page- 370<br/>         Seller- Jarvis Blinn<br/>         Buyer- Louis Roffello<br/>         24 ½ acres + 3 ½ acres<br/>         \$1</p>   | <p>June 13, 1899<br/>         Volume- 127 / Page- 381<br/>         Seller- Mary Williams<br/>         Buyer- General Hospital for the Insane of the State of Connecticut<br/>         2 acres "Prior Lot" + 10 acres "Lawrence Lot"<br/>         \$1</p> |
| <p>December 12, 1914<br/>         Volume- 147 / Page- 493<br/>         Seller- Frank Johnson<br/>         Buyer- Adam &amp; Alice Johnson<br/>         9 acres<br/>         \$1</p>  | <p>October 30, 1896<br/>         Volume- 122 / Page- 518<br/>         Seller- Berlin Savings Bank (took ownership after foreclosing on Rosman Brooks)<br/>         Buyer- Julius Davis<br/>         \$1</p>  |
| <p>December 11, 1914<br/>         Volume- 147 / Page- 492<br/>         Seller- Frank Johnson<br/>         Buyer- Adam &amp; Alice Johnson<br/>         16 acres + 28 acres<br/>         \$1</p>  | <p>January 21, 1888<br/>         Volume- 110 / Page- 506<br/>         Owner- Rosman Brooks<br/>         Mortgage Lender- Berlin Savings Bank<br/>         \$10 acres<br/>         \$1 (\$100 mortgage)</p>   |
| <p>May 9, 1912<br/>         Volume- 145 / Page- 530<br/>         Seller- Julius Davis<br/>         Buyer- Adam Johnson, Alice Johnson, Frank Johnson<br/>         9 acres<br/>         \$1</p>   | <p>April 10, 1886<br/>         Volume- 113 / Page- 574<br/>         Seller- Charles Williams, Mary Williams, Langdon Johnson, Sarah Johnson, and George Prior<br/>         Buyer- Maria Dickerson<br/>         3 ½ acres<br/>         \$25</p>           |
| <p>November 30, 1910<br/>         Volume- 145 / Page- 140<br/>         Seller- Maria Dickerson<br/>         Buyer- Jarvis Blinn<br/>         24 ½ acres + 3 ½ acres<br/>         \$1</p>   | <p>May 22, 1878<br/>         Volume- 110 / Page- 286<br/>         Seller- Joseph Prior<br/>         Buyer- Maria Dickerson<br/>         2 acres "Home Lot" + 13 acres + 13 acres<br/>         \$2,391</p>  |
| <p>January 11, 1907<br/>         Volume- 135 / Page- 640<br/>         Seller- Frank Roberts<br/>         Buyer- Adam &amp; Alice Johnson<br/>         16 acres + 28 acres<br/>         \$1</p>   | <p>May 22, 1878<br/>         Volume- 110 / Page- 282<br/>         Seller- Joseph Prior<br/>         Buyer- Mary Williams<br/>         4 acres "Allison Lot" + 10 acres "Lawrence Lot" + 2 acres with buildings<br/>         \$980</p>                    |
| <p>April 21, 1906<br/>         Volume- 133 / Page- 687<br/>         Seller- Frank Roberts<br/>         Buyer- Frank Johnson<br/>         16 acres + 28 acres<br/>         \$1</p>  | <p>1671<br/>         ½ of parcel was granted to Sargent William Ward.<br/>         ½ of parcel was granted to Mr. Gites Hamlin.</p>  |

Maromas Area State Transferred Land- Land Use Study  
March 2007

Parcel 4

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|   |  |
|---|--|
| <b>June 30, 1949</b><br>Volume- 230 / Page- 346<br>Seller- Anna Kowalczyk and Eugene Kowalczyk (in probate)<br>Buyer- General Hospital for the Insane of the State of Connecticut<br>45 acres<br>\$15,000 | March 11, 1878<br>Volume- 110 / Page- 231<br>Seller- Selden Hull<br>Buyer- Daniel Donovan<br>48 acres<br>\$1,400               |
| <b>July 12, 1949</b><br>Volume- 230 / Page- 344<br>Seller- Frances Kowalczyk and Anna Kowalczyk<br>Buyer- General Hospital for the Insane of the State of Connecticut<br>45 acres                         | March 11, 1878<br>Volume- 110 / Page- 230<br>Seller- Oliver Harris<br>Buyer- Selden Hull<br>48 acres<br>\$1,400                |
| <b>December 8, 1890</b><br>Volume- 119 / Page- 204<br>Seller- Daniel Donovan<br>Buyer- General Hospital for the Insane of the State of Connecticut<br>3 acres<br>\$300                                    | October 29, 1861<br>Volume- 93 / Page- 163<br>Seller- William Harris<br>Buyer- Oliver Harris<br>16 acres + 44 acres<br>\$1,940 |
|   | 1671<br>Property granted to Mr. Samuel Stow  |

Parcel 5

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|   |   |
|---|---|
| <b>January 21, 1916</b><br>Volume- 151 / Page- 41<br>Seller- Chauncey Brooks<br>Buyer- General Hospital for the Insane of the State of Connecticut<br>58.77 acres "Hubbard Farm" + 2.4 acres "Home Lot" + 9.58 "Barn Lot"<br>\$1 + right to pass on foot or with a vehicle for 99 years | April 7, 1834<br>Volume- 62 / Page- 508<br>Seller- Ezra Coe<br>Buyer- Jared Brooks<br>\$60                          |
| <b>January 5, 1916</b><br>Volume- 147 / Page- 650<br>Seller- Lucy Woodworth<br>Buyer- Chauncey Brooks<br>3 acres (1/4 share of ownership)<br>\$1  | April 28, 1829<br>Volume- 57 / Page- 168<br>Seller- Thomas Hubbard<br>Buyer- Tallcott Brooks<br>56 acres<br>\$1,200 |
| <b>July 5, 1884</b><br>Volume- 113 / Page- 416<br>Seller- Lucy Woodworth (father is Talcott Brooks)<br>Buyer- Chauncey Brooks<br>49 acres (2/3 share of ownership)<br>\$500   | 1671<br>Land granted to Mr. Thomas Wetmore.   |

### **Appendix III**

#### **1934 & 1996 Aerial Survey Photos- Middletown**

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##### 1934 Aerial-

Recently the State of Connecticut has posted their 1934 aerial survey of the State. This collection allows one to visually assess the use study area properties over 75 years ago.

##### 1996 Aerial-

In 1996, the City of Middletown commissioned an aerial flyover to provide the building blocks of its Geographical Information System (GIS). These photos provide a recent depiction of current uses.

Together, the 1934 and 1996 aerial photos provide the ability to compare changes in land use over time.

##### Parcel 1- 1934



Parcel 1- 1996



Parcel 2- 1934





Parcel 2- 1996



Parcel 3- 1934



Parcel 3- 1996



Parcel 4- 1934





Parcel 4-1996



Parcel 5- 1934





Parcel 5- 1996



## **Appendix IV**

### **Existing Leases**

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#### **Millane Nurseies-**

#### LEASE

This lease is made and entered into the 10<sup>th</sup> day of January, 2006 by and between the City of Middletown, hereafter called the LESSOR, acting herein by Sebastian N. Giuliano, its Mayor, duly authorized and Millane Nurseries, Inc. hereafter called the LESSEE, whose address is 604 Main Street, Cromwell, Connecticut, acting herein by Cornelius A. Millane, Jr., its President, duly authorized.

#### **W I T N E S S E T H**

The parties hereto for the consideration hereinafter mentioned covenant and agree as follows:

- 1) The LESSOR hereby leases unto the LESSEE thirty four (34) acres of land located on the former Connecticut Valley Hospital property in Middletown, Connecticut outlined as parcels 7, 8, 13, 14, 15, 18 and 19 on Exhibit A which is attached hereto and made a part hereof. The areas of said parcels were verified, re-measured and the acreage recalculated in March 2003 by the LESSEE.
- 2) The term of this lease is for five (5) years from January 1 2006 through January 1, 2011.
- 3) The LESEE shall make an annual payment of \$125.00 per acre or \$4,250 to the Middletown Tree Fund
- 4) The lease period may be extended for two (2) years, at the option of the LESSOR, on the same terms and conditions except for the credit amount, provided the LESSEE gives written notice to the LESSOR by June 30, 2007 of desire to extend. In the event of such extension, the LESSEE shall increase the rent payment by ten (10) percent.
  - a) The LESSOR may terminate this agreement at anytime during its term provided the LESSOR gives the LESSEE one hundred eighty (180) days notice of said desire to terminate.
  - b) The LESSEE agrees to only utilize the leased premises for the growing of nursery stock. The LESSEE agrees to not, in whole or in part, assign the lease or sublet the leased premises. All permanent plantings will belong to the LESSOR at the conclusion of the lease.

The LESSEE agrees to the following:

5. ) The LESSEE agrees that any pesticides utilized on the premises shall be employed and stored in accordance with all applicable laws, rules and regulations and in accordance with generally accepted agricultural practices. The LESSEE shall be liable for any pollution or contamination caused directly or indirectly by the LESSEE's activities. LESSEE will maintain all state and federal permits and licenses required and will provide worker protection training for its employees. LESSEE will employ State Department of Environmental Protection (DEP) best management practices for all herbicide and pesticide applications on all leased parcels whether owned by the City of Middletown or the State of Connecticut and LESSEE will post signs whenever they apply herbicides and pesticides, as discussed and agreed to at the November 2005 meeting of the Conservation Commission. The LESSEE agrees with all terms and conditions set forth in the attached Technical Amendment.

- 5)
- 6) The LESSEE shall protect, defend, indemnify and save harmless the LESSOR and its officers, agents and employees on account of any and all claims, damages, losses, litigation, expenses, counsel fees and compensation arising out of injuries (including death) sustained by or alleged to have been sustained by the officers, agents and employees of the LESSEE or the LESSOR and from injuries (including death) sustained by or alleged to have been sustained by the public or by any other person or property, real or personal (including property of the LESSEE or the LESSOR), caused in whole or in part by the acts, omissions or neglect of the LESSEE or the invitees of the LESSEE. The LESSEE shall provide and maintain public liability insurance, with the LESSOR named as an additional insured, in a combined single minimum amount of \$1,000,000.00 for bodily injury and property damage to protect the interest of the LESSOR as it appears herein and shall furnish the LESSOR with a certificate of insurance to this effect at the time this lease is executed by the LESSEE's authorized representative, all at no cost to the LESSOR. The required certificate of insurance shall include a statement that the LESSOR is an additional insured and that the insured will waive the aforementioned defense.

The LESSEE shall also procure workers' compensation insurance as required and upon request will furnish the LESSOR evidence of such procurement.

- 7) The LESSOR reserves the right to enter and inspect the leased property at any time with prior notice given to the LESSEE.
- 8) The LESSEE agrees that it will use the leased premises so as to conform with and not violate any laws, regulations and/or requirements of the United States and/or the State of Connecticut and/or the City of Middletown and/or any ordinance, rule or regulation of the City of Middletown, nor or hereafter made, relating to the use of the premises, and the LESSEE shall save the LESSOR harmless from any fines, penalties or costs for violation of or noncompliance with the same.
- 9) This lease, whatever the circumstances, shall not be binding on the LESSOR unless and until approved by the City of Middletown and delivered to the LESSEE.
- 10) For the purposes of this section, the word "contractor" is substituted for and has the same meaning and effect as if it read "LESSEE." This section is inserted in connection with Section 16 of Public Act No. 91-58 of the Connecticut General Assembly, as amended by Section 8 of Public Act No. 91-407 of the Connecticut General Assembly.
- (a) (1) The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or of the State of Connecticut, and that employees are treated when employed without regard to their sexual orientation; (2) the contractor agrees to provide each labor union or representative of workers with which such contractor has a collective bargaining agreement or other contract or understanding and each vendor with which such contractor has a contract or understanding, a notice to be provided by the commission on human rights and opportunities advising the labor union or workers' representative of the contractor's commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment; (3) the contractor agrees to comply with each provision of this section and with each regulation or relevant order issued by said commission pursuant to section 45a-56 of the general statutes; (4) the contractor agrees to provide

the commission on human rights and opportunities with such information requested by the commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the contractor which relate to the provisions of this section and section 46a-56 of the general statutes.

- 11) The LESSOR shall not have any obligations under this lease except those expressly provided herein.
- 12) At the termination of this lease, the LESSEE shall leave the leased premises in such a state so as to mitigate the effects of any undue soil erosion and in such a state so as to be ready for subsequent farm use.

IN WITNESS WHEREOF, the parties have hereunto set their hands.

***Signed by Millane's Nursey and the City of Middletown on January 11, 2006.***

## Appendix V Abutting Properties

Table 6- Parcel 1 Abutters

| Map, Block & Lot # | Street Address  | Owner                   | Use                    | Acres |
|--------------------|-----------------|-------------------------|------------------------|-------|
|                    |                 |                         | Rail Road              |       |
|                    |                 |                         | Rail Road              |       |
| 46 25-2 2AX        | River Road      | White Rock Holding Ass. | Vacant Land            | .14   |
| 46 25-2 2A         | 1102 River Road | Phyllis Stanchfield     | Single Family Dwelling | 1.06  |
| 46 25-2 2          | 1134 River Road | Albert & Claudia Mosca  | Single Family Dwelling | 1.75  |

Table 7- Parcel 2 Abutters

| Map, Block & Lot # | Street Address    | Owner                   | Use                    | Acre(s) |
|--------------------|-------------------|-------------------------|------------------------|---------|
| 42 25-1 1          | River Road        | State of Connecticut    | Hospital               | 105     |
| 46 25-1 20         | 1105 River Road   | Coley & Brenda Mabine   | Single Family Dwelling | .73     |
| 46 25-1 2W         | River Road (rear) | Coley & Brenda Mabine   | Vacant Land-Wooded     | .26     |
| 46 25-1 2CA        | River Road (rear) | White Rock Holding Ass. | Vacant Land-Wooded     | 1.13    |
| 46 25-1 2E         | River Road (rear) | Ronald Augeri           | Vacant Land-Wooded     | 1.9     |
| 46 25-1 2B         | River Road (rear) | David & Marica Meehl    | Vacant Land-Wooded     | 3       |
| 46 25-1 2G         | River Road (rear) | David & Marica Meehl    | Vacant Land-Wooded     | 1.04    |
| 46 25-1 2H         | River Road (rear) | Adam & Mary Wemett      | Vacant Land-Wooded     | 1.04    |
| 46 25-1 2J         | River Road (rear) | David & Marica Meehl    | Vacant Land-Wooded     | 1.04    |
| 46 25-1 2K         | River Road (rear) | David & Marica Meehl    | Vacant Land-Wooded     | 2.07    |
| 46 25-1 2L         | River Road (rear) | David & Marica Meehl    | Vacant Land-Wooded     | 1.04    |
| 46 25-1 2M         | River Road (rear) | David & Marica Meehl    | Vacant Land-Wooded     | 1.04    |
| 46 25-1 2F         | River Road (rear) | David & Marica Meehl    | Vacant Land-Wooded     | 1.84    |
| 46 25-1 24-24A     | 830 Bow Lane      | John Seagrave           | Single Family Dwelling | 7.32    |
| 46 25-1 2C         | 800 Bow Lane      | Robert Butterfield      | Single Family Dwelling | 2.57    |
| 46 25-1 2A         | 750 Bow Lane      | Allegra Mierzejewski    | Single Family Dwelling | 4.8     |
| 42 25-1 29         | Bow Lane          | Indian Hill Tree Farm   | Cropland- Nursery      | 20.15   |
| 42 25-1 29-1       | 626 Bow Lane      | Indian Hill Tree Farm   | Single Family Dwelling | 1.05    |
| 42 25-1 30-1       | 606 Bow Lane      | Indian Hill Tree Farm   | Single Family Dwelling | 0.95    |
| 42 25-1 30         | 614 Bow Lane      | Indian Hill Tree Farm   | Cropland- Nursery      | 14.6    |
| 42 25-1 31         | 550               | Sandra & Robert Morosky | Single Family Dwelling | 0.16    |
| 42 25-1 32         | 538               | Douglas & Eloise Gagnon | Single Family Dwelling | 0.6     |
| 42 25-1 32A        | 524               | Jack Herczakowski       | Single Family Dwelling | 1       |
| 42 25-1 33A        | 488               | Robert & Helen Kerkes   | Single Family Dwelling | 3.50    |
| 42 25-1 33B        | 460               | James & Eileen Katz     | Single Family Dwelling | 2.56    |
| 42 25-1 35A        | Silvermine Road   | Mark Jenkins            | Vacant Land-Wooded     | 0.5     |

Table 8- Parcel 3 Abutters

| Map, Block & Lot # | Street Address | Owner | Use | Acre(s) |
|--------------------|----------------|-------|-----|---------|
|--------------------|----------------|-------|-----|---------|

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|                |                    |                      |                        |       |
|----------------|--------------------|----------------------|------------------------|-------|
| 42 31-4 2A     | 591 Bow Lane       | Linda Wilson         | Single Family Dwelling | 2.45  |
| 42 31-4 2      | Bow Lane           | Ralph Wilson         | Single Family Dwelling | 1     |
| 47 31-4 2A     | 51 Cedar Lane      | Robert Stella        | Single Family Dwelling | 26.71 |
| 42 31-4 5      | Reservoir Road     | Mosey Soobitsky      | Single Family Dwelling | 4     |
| 42 31-4 6      | Reservoir Road     | Robert & Carla Carta | Single Family Dwelling | 12.5  |
| 42 31-4 8A&8-1 | Bartholomew Road   | Robert Cartas        | Vacant Land-Fields     | 6.53  |
| 42 31-4 9-1    | 134 Bartholomew Rd | Stanley Dapkus       | Single Family Dwelling | 4.25  |
| 42 31-4 9      | 110 Bartholomew Rd | John Govoni          | Single Family Dwelling | 4.64  |

Table 9- Parcel 4 Abutters

| Map, Block & Lot # | Street Address | Owner | Use | Acre(s) |
|--------------------|----------------|-------|-----|---------|
| 47 31-5 2          |                |       |     | 4.47    |
| 47 31-5 3          |                |       |     | 24.73   |

Table 10- Parcel 5 Abutters

| Map, Block & Lot # | Street Address     | Owner                  | Use                         | Acre(s) |
|--------------------|--------------------|------------------------|-----------------------------|---------|
| 48 37-4 1          |                    | Robert Smollen         | Single Family Dwelling      | 0.9     |
| 48 37-4 2          | 46 Tollgate Road   | Janet Eccleston        | Single Family Dwelling      | 0.18    |
| 48 37-4 3          | 94 Tollgate Road   | Brent & Louise Petroka | Single Family Dwelling      | 7.4     |
| 48 37-4 7          | Tollgate Road Rear | Leroy Carlini          | Vacant Land                 | 38      |
| 48 37-4 38         | Bear Hill Road     | State of Connecticut   | Vacant Land - CVH Watershed | 56.05   |

Table 11- Other Vacant Properties under private ownership in the Vicinity

| Map, Block & Lot # | Street Address | Owner | Use                | Acre(s) |
|--------------------|----------------|-------|--------------------|---------|
| 42 24-35 4         |                |       | Vacant Land-Wooded | 15.2    |
| 42 24-35 3         |                |       | Vacant Land-Wooded | 8.8     |
| 42 31-4 2          |                |       | Vacant Land-Wooded | 26.71   |
| 42 31-4 8          |                |       | Vacant Land-Wooded | 2.46    |
| 42 31-4 8A+8-1     |                |       | Vacant Land-Wooded | 6.53    |
| 42 31-4 7A         |                |       | Vacant Land-Wooded | 9.3     |
| 42 31-4 6          |                |       | Vacant Land-Wooded | 9.10    |
| 42 31-4 6A         |                |       | Vacant Land-Wooded | 1.08    |
| 42 25-1 35A        |                |       | Vacant Land-Wooded | 0.5     |
| 46 25-1 AA         |                |       | Vacant Land-Wooded | 1.42    |
| 46 25-1 AB         |                |       | Vacant Land-Wooded | 1.44    |
| 46 25-1 AC         |                |       | Vacant Land-Wooded | 9.65    |
| 47 25-1 20         |                |       | Vacant Land-Wooded |         |
| 47 25-1 21B        |                |       | Vacant Land-Wooded | 2.11    |
| 47 25-1 17         |                |       | Vacant Land-Wooded | 24.7    |



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|                      |  |  |                    |       |
|----------------------|--|--|--------------------|-------|
| 47 25-1 16A          |  |  | Vacant Land-Wooded | 3.5   |
| 47 25-1 14           |  |  | Vacant Land-Wooded | 19.6  |
| 47 25-1 15           |  |  | Vacant Land-Wooded | 6     |
| 47 25-1 11           |  |  | Vacant Land-Wooded | 3.9   |
| 47 25-1 12           |  |  | Vacant Land-Wooded |       |
| 47 25-1 10           |  |  | Vacant Land-Wooded |       |
| 47 25-1 13           |  |  | Vacant Land-Wooded | 6.76  |
| 47 25-1 9            |  |  | Vacant Land-Wooded | 15.29 |
| 47 25-1 8            |  |  | Vacant Land-Wooded | 15.29 |
| 47 25-1 6            |  |  | Vacant Land-Wooded | 21.73 |
| 47 25-1 5            |  |  | Vacant Land-Wooded | 11    |
| 47 25-1 2            |  |  | Vacant Land-Wooded | 11.6  |
| 48 37-4 7            |  |  | Vacant Land-Wooded | 38    |
| 48 37-4 37X<br>+37XX |  |  | Vacant Land-Wooded | 50    |
| 48 37-4 1B           |  |  | Vacant Land-Wooded | 48.1  |
| 48 37-4 1A           |  |  | Vacant Land-Wooded |       |
| 48 37-4 35A          |  |  | Vacant Land-Wooded | 13    |
| 48 37-4 7X           |  |  | Vacant Land-Wooded | 12.5  |
| 48 37-4 12           |  |  | Vacant Land-Wooded | 73.6  |

Table 12- Other Vacant Land under State ownership in the vicinity

| Map, Block & Lot # | Street Address | Owner | Use | Acre(s) |
|--------------------|----------------|-------|-----|---------|
|                    |                |       |     |         |
|                    |                |       |     |         |

Table 13- Other Vacant Land under CL&P ownership in the vicinity

| Map, Block & Lot # | Street Address | Owner | Use | Acre(s) |
|--------------------|----------------|-------|-----|---------|
|                    |                |       |     |         |
|                    |                |       |     |         |

**Appendix VI**  
**Tax Assessor's Map**

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